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Spartan Weekly

Community news from Spartanburg and the surrounding upstate area
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AROUND TOWN

Converse spotlighted in 2025 U.S. News & World Report

Converse University has been recognized on three *U.S. News & World Report* lists in the organization's 2025 Best Colleges rankings. Converse earned high marks in the three categories, ranking 15th for Best Value – Regional Universities (South), 34th for Social Mobility – Regional Universities (South) and 45th overall for Regional Universities (South).

Previously unlisted in the Best Value category, Converse was ranked among the top institutions this year at #15.

Converse was also ranked highly on Social Mobility – Regional Universities (South) for its impactful efforts in this area.

Nothing Bundt Cakes to open pop-up shop in Spartanburg for the holidays

Nothing Bundt Cakes has opened a pop-up shop in Spartanburg at Westgate Mall for the holiday season. The mall is located at 205 West Blackstock Road and the pop-up shop will be located at a kiosk near Lids, with operating hours Th - Sun, 11 a.m. to 7 p.m. It will operate through December 31.

Backstage Dance Connection now open in Spartanburg

Backstage Dance Connection is now open in Spartanburg at 371 Successful Way, operating Monday, Tuesday and Thursday from 8 a.m. to 7:30 p.m. and Wednesday and Friday from 8 a.m. to 6 p.m. They are offering a variety of dance classes. Call 864.699.9390 or visit www.backstagedanceconnection.com for more information.

College Rugby Fall Classic Heads to USC Upstate's campus December 7 and 8

In another sports tourism win for Spartanburg County, College Rugby returns this December, as the Collegiate Rugby Association of America brings the 2024 Fall Classic to the University of South Carolina Upstate campus December 7 - 8. The 2024 Fall Classic promises high-level competition and showcases the nation's best collegiate rugby talent. Seven highly anticipated fixtures will be played over two days, providing fans with non-stop action and intense rivalries.

For more information about this event, please visit <https://usa.rugby/news>

Robert Earl Keen's Lights Camera Christmas at Spartanburg Memorial Auditorium

Robert Earl Keen brings his Lights Camera Christmas show to the Spartanburg Memorial Auditorium on December 3, with the show beginning at 7:30 p.m. Tickets are available at the Auditorium box office to avoid service fees, or can be purchased online at www.ticketmaster.com

The last after-hours networking event of 2024

Make new connections and strengthen existing ones, all while enjoying a free drink on OneSpartanburg, inc. Join them on December 5th for this free, after-hours networking event. It will be held from 5:30 p.m. to 7:00 p.m. at Conner Flynn's Public House, 137 S. Main Street in Woodruff.

Register online at <https://spartanburgareasc.chambermaster.com/events/>

Spartanburg School District 7

Educator Recruitment Fair set for December 7

Know a great educator who may be interested in joining District 7?

The District's Recruitment Fair will be held on Saturday, December 7, from 9 a.m. - Noon at Viking Arena at Spartanburg High School. Qualifications are a four year degree and teaching certificate or plans to pursue an alternative route to certification. Please bring your resume and references. Professional attire required.

Child Support Services statewide training

On September 30 and October 1, 2024, SC DSS Child Support Services Division (CSSD) staff from across the state gathered in Columbia for the division's first training conference. It was an opportunity for CSSD staff to attend training sessions to enhance their knowledge and practices while connecting with staff from throughout the state face-to-face.



OneSpartanburg, Inc., Seventh Circuit Solicitor's Office celebrate signing ceremony allowing Legal Assistants to pursue Paralegal certification

Representatives from the OneSpartanburg, Inc. team joined the Seventh Circuit Solicitor's Office on November 14 for a ceremony recognizing a partnership where Re:Degree will help four Legal Assistants at the Solicitor's Office earn their Paralegal certification.

Supported by Movement 2030, a community-wide initiative of the Spartanburg Academic Movement, Re:Degree aims to help those with some college and no degree complete their journey. The initiative also works to support individuals seeking high-value certifications.

AFL strengthens community impact with launch of The AFL Foundation

AFL celebrated its 40th anniversary recently by announcing the formation of The AFL Foundation, a charitable partnership with the Spartanburg County Foundation. AFL will establish the foundation with an initial investment of \$10,000,000 – reinforcing its culture of community engagement around the world.

For decades, AFL has been deeply rooted in the community through its extensive outreach programs and philanthropy. From volunteer projects, scholarships, grants and its donations to disaster recovery, AFL remains committed to making a positive impact. The foundation will complement these efforts, allowing AFL to respond to commu-

nity needs, both locally and globally, for years to come.

"We are pleased and honored to facilitate the corporate philanthropy of The AFL Foundation through their fund at the Spartanburg County Foundation," said Troy M. Hanna, President and CEO of the Spartanburg County Foundation. "This collaboration reflects AFL's dedication to a culture of giving and making a positive difference in the lives of others. This partnership further enhances The AFL Foundation's ability to direct resources where they can have the greatest impact."

Building on their community centered legacy, AFL will leverage the Spartanburg County Founda-

tion's 75+ years of proven expertise in charitable administration to maximize its global philanthropic impact. This will position AFL to create sustainable and positive change to improve quality of life in the communities where associates live and work.

"Establishing The AFL Foundation honors our four decades of significant community focus and will ensure our continued civic engagement for the next 40 years and beyond," said Jaxon Lang, AFL President and CEO. "We are not just celebrating our past; we are committing to our future."

To learn more about the foundation, please visit TheAFLFoundation.com.



Byrnes High School Band crowned 6A State Champions

Courtesy of Spartanburg School District 5

The Byrnes High School Rebel Regiment Marching Band made headlines and history recently, clinching the title of South Carolina 6A State Champions! In an exhilarating competition held at Spartanburg High School, the Rebel Regiment showcased their incredible talent, dedication, and hard work, ultimately defeating Wando High School in a thrilling finale. The Byrnes band

also walked away with the top awards for Overall Visual and Overall Effect in the competition. The Rebel Regiment achieved an astounding final overall score of 93.9 to Wando's 93.35.

Byrnes was flawless throughout the competition, winning Upper State champion after their preliminary run earlier in the day. This championship win is the culmination of months of rehearsals, late-night practices, and unwavering commitment for

band members, directors and staff. It also caps off a phenomenal season, where the band also took home the title of Grand Champion at the Bands of America regional competition in Conway S.C., securing its first Bands of America win in 25 years. Just weeks later, they secured 2nd place in the Johnson City regional, competing against some of the top bands from across the southeastern U.S.

Monthly bills will drop for Duke Energy Carolinas customers in S.C. beginning in November

Duke Energy Carolinas customers in South Carolina will see their electric rates fall starting in November as part of an annual adjustment for the cost of fuel used to generate electricity at its power plants. As approved by the Public Service Commission of South Carolina (PSCSC), the average monthly residential bill will decrease by 12.7%.

The total monthly impact of these rate changes for a residential customer using 1,000 kilowatt-hours (kWh) per month is a decrease of \$19.52, from \$154.29 to \$134.77.

As approved by the PSCSC, rates for commercial customers will decrease 13.5% and rates for industrial customers will decrease 15.7%. The specific impact to individual customers will vary according to many factors including electric usage and customer profile dynamics.

The decrease more than offsets the previously announced base rate increase approved by the PSCSC that took effect in August.

Duke Energy Carolinas serves about 660,000 households and businesses primarily in the Upstate of South Carolina, including Greenville, Spartanburg and Anderson counties.

Duke Energy Carolinas makes a fuel cost-recovery filing annually in South Carolina. The fuel rate is based on the projected cost of fuel used to provide electric service to the company's customers, plus a true up of the prior year's projection compared to actual costs incurred. The PSCSC reviews fuel costs and adjusts the fuel component of customer rates accordingly. Each year, this true-up proceeding is intended to resolve the difference between projected fuel costs and what is actually billed to the customer.

The decrease for customer bills in this year's request is primarily driven by the decreased cost of natural gas year over year, plus a reduced true-up component since the previous fuel cost-recovery filing.

Duke Energy Carolinas, a subsidiary of Duke Energy, owns 20,700 megawatts of energy capacity, supplying electricity to 2.9 million residential, commercial and industrial customers across a 24,000-square-mile service area in North Carolina and South Carolina.

Around South Carolina

State and local conservation groups protect legacy landscape in S.C. mountains

Greenville – State and local leaders along with outdoor enthusiasts gathered on November 13 to get a first glimpse from the scenic ridge of the 1,090-acre Saluda Bluff property acquired by Naturaland Trust earlier this year.

“We are blessed to be surrounded in all directions by half a century of conservation initiatives that have protected these gorgeous foothills and mountains—the very best of South Carolina’s Blue Ridge,” said Mac Stone, executive director, Naturaland Trust. “We are adding another thousand acres to this landscape thanks to our passionate partners, without whom, these striking views may have been lost forever. We’re here today to celebrate these mountains, this milestone for public lands and the community who made it possible.”

Located in the bullseye of decades of conservation work and public lands that defines the upcountry of South Carolina, visitors to Saluda Bluff can get a birds’ eye view of more than 10,000 acres of protected properties. To the west is Table Rock State Park, above that is the Greenville Watershed, to the north is the Watson Cooper Heritage Preserve, Caesars Head State Park, Jones Gap State Park, Ashmore Heritage Preserve, Bald Rock Heritage Preserve and to the east is Wildcat Wayside State Park, Tall Pines Wildlife Management Area and hundreds of acres of Naturaland Trust’s holdings along the South Saluda River and SC Highway 11.

“South Carolina’s natural beauty and resources are



State and local leaders gathered on November 13 to celebrate the protection of the 1,090-acre Saluda Bluff property. (Photo by Mac Stone, Naturaland Trust)

some of our greatest treasures,” said Gov. Henry McMaster. “Protecting the Saluda Bluff property safeguards our water resources, reduces the risk of flooding, and ensures that these lands aren’t lost to development, while guaranteeing that current and future generations can enjoy and benefit from this property.”

For more than 1.4 miles, the South Saluda flows along the northern property line and there are over three miles of blue line streams throughout the tract. These protected properties and the natural filtration that the forests provide are an investment in the drinking water for more than 80,000 people. “As a water utility, land conservation is intuitive. It’s much more cost effective for us to protect drinking water at the source, than to treat it later,” said

Andy Sevic, general manager, Easley Combined Utilities. “That’s why we have invested more than \$1 million in land protection in the Upcountry, including \$500,000 in the acquisition of this property.”

Additionally, the significant amount of frontage along the Saluda River along with the adjoining floodplain made this project a priority for the South Carolina Office of Resilience. “Protecting the state’s floodplains and property along our waterways safeguards the land’s natural ability to absorb and store floodwaters, reducing the impact of flooding on neighboring communities,” said Chief Resilience Officer Ben Duncan. “In the face of increasing environmental change and natural hazards, it is more important than ever to come together

to conserve such properties for the benefit of our communities, economies, and ecosystems.”

The southern property line contains nearly a mile of Scenic SC Highway 11. “The designation of Scenic Highways describes the surrounding landscape, but it does not actually protect the characteristics that earned the roadway the distinctive honor,” said Raleigh West, South Carolina Conservation Bank Director. “Fortunately, with projects like Saluda Bluffs coming to fruition, we’ll be able to ensure the scenic beauty of Highway 11 remains intact forever.”

The property can be seen from the top of Table Rock, Caesars Head and Bald Rock Heritage Preserve and is a vital part of the viewshed of these public lands. Thankfully, the seller agreed to work

with Naturaland Trust to see it protected and part of the public trust forever. The former owner, Hans Menzel, operates the manufacturing company Menzel US in Spartanburg, and said, “My father started South Carolina’s first foreign manufacturing company here in 1965. We are very proud to be in the upstate and honored to be part of the conservation legacy where our family land will be enjoyed by future generations.”

Naturaland Trust was able to spearhead and close this legacy project with the critical help of state, federal and local funders. The S.C. Conservation Bank approved a historic grant of \$9 million that would help Naturaland Trust close on the property before the end of 2023. The state Office of Resilience committed \$2 mil-

lion and Easley Combined Utilities, a municipally owned utility who has championed source water protection in its Saluda watershed, contributed \$500,000.

By utilizing \$7 million of state-appropriated funds, SCDNR expects to receive ownership of the property no later than early 2025. At which point, it will become the South Saluda Wildlife Management Area and be opened for public use. “This is another huge victory for conservation in South Carolina and a tribute to invaluable partnerships,” said SCDNR Director Robert H. Boyles Jr. “Partners like Naturaland Trust are crucial in this process, and the S.C. General Assembly has been so generous in supporting public access expansion through the Wildlife Management Area program. We look forward to Saluda Bluff becoming a part of all the amazing public lands in South Carolina.”

SCDNR provides opportunities for outdoor recreational activities on more than 1.1 million acres of land, in which more than 300,000 acres are owned by the department and designated as wildlife management areas and heritage preserves. This milestone project will benefit tens of thousands of residents and visitors to the Upcountry for decades to come.

For more than 50 years, Naturaland Trust has protected special places in South Carolina’s Blue Ridge Mountains and Piedmont. During this time, it has helped protect over 100,000 acres. To learn more, visit www.naturalandtrust.org.

Swamp Rabbits ‘Care as One’ Community Hockey Game contributes \$10,000

Greenville – The Greenville Swamp Rabbits, proud ECHL affiliate of the NHL’s Los Angeles Kings, announced recently that the organization contributed \$10,000, donated to United Way of Greenville County, in the team’s “Care As One” Community Hockey Game on October 9th.

Proceeds were raised through fan donations in

lieu of ticket costs, in-arena fundraising opportunities, and specialty merchandise sales. The net total of these dollars came to \$5,000, with a matched donation from the Greenville Swamp Rabbits organization, arriving at a total contribution of \$10,000 to United Way of Greenville County.

“We were proud to stand with United Way of Greenville County for the ‘Care As One’ initiative,” said Tim Vieira, President of the Swamp Rabbits. “We are grateful for the community support, fanbase support, and the South Carolina Stingrays organization, all who played vital roles in putting this initiative together. Most importantly, we look forward to the continued work United Way is doing to support

impacted areas of our community as it heals.”

“We are incredibly thankful for the Swamp Rabbits organization and their tremendous fans for their support of the Community Relief Fund,” said Meghan Barp, president and CEO of United Way of Greenville County. “Your generous contributions are helping families recover from the devastating impact of Helene as we continue the work to return our entire community to full strength.”

The game brought together 4,891 fans, making it the highest attended Swamp Rabbits preseason game in the last decade.

Formerly the Greenville Road Warriors, the Swamp Rabbits are the highest-level professional minor league franchise in South Carolina.

BIBLE TRIVIA
by Wilson Casey

1. Is the book of Zechariah (KJV) in the Old or New Testament or neither?
2. From Numbers 21:6, what repulsive creatures bit the Israelites in the wilderness? *Scorpions, Fiery Serpents, Vipers, Ravens*
3. Before the Tower of Babel, how many languages were in the world? *1, 2, 3, 4*
4. From Matthew 7:7, Jesus said that we should seek, knock and ...? *Adorn, Ask, Try, Inspire*
5. Whose last verse is, “Remember me, O my God, for good”? *Genesis, Matthew, Nehemiah, Hebrews*
6. How old was Adam when he died? *30, 130, 430, 930*

ANSWERS: 1) Old, 2) Fiery Serpents, 3) 1, 4) Ask, 5) Nehemiah, 6) 930

“Test Your Bible Knowledge,” a book with 1,206 multiple-choice questions by columnist Wilson Casey, is available in stores and online.

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Super Crossword

Answers

P	A	P	E	R	S	A	D	I	D	A	S	H	E	A	D	I	E	R	
A	M	B	L	E	T	S	A	L	C	E	M	S	E	N	C	I	A	R	G
C	Y	E	L	L	P	R	O	G	R	I	D	A	W	A	G	E			
T	I	T	L	E	S	I	O	N	E	I	S	E							
B	A	I	S	E	C	O	A	C	H	E	S	A	N	I	M	A			
E	L	I	S	E	I	A	D	M	R	I	B	E							
A	G	E	S																
G	A	I	N	O	E														
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N	E	W	O	N	K	E													
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The Spartan Weekly News, Inc.

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Hours vary Monday through Thursday. If no one is at the office, please call, leave a message and we will return your call in a timely manner. Offices are closed Friday through Sunday, as well as observed holidays.

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Super Crossword “TAKE THAT!”

ACROSS

- 1 Printed news sources
- 7 Rival of Nike
- 13 More potent, as liquor
- 20 Suffered evil repeller
- 21 Stephen King's “Lot”
- 22 Grow bigger
- 23 “The Client List” actress
- 24 Result of vandalism
- 26 Match draw
- 27 “Them’s fightin’ words!”
- 28 Suffix with Canton
- 29 Right fielder
- 30 Officials at first or third
- 34 Inner self, to Jung
- 36 Quarterback
- 37 Eight minus two
- 38 Nav. officer
- 40 Sweater with a pattern of raised bands
- 45 Ripens
- 47 Auto exhaust and such
- 52 River craft
- 54 Nav. officer
- 55 Rainbow, e.g.
- 56 Incentive
- 57 Cardiologist
- 62 Return to 000
- 63 Digital holiday greeting
- 64 Shipping box: Abbr.
- 65 Digital color inits.
- 67 Suffix with host
- 68 Kuwaiti royal
- 71 Peck upon parting
- 75 Italy's Villa d'—
- 76 Prefix with partisan
- 77 Singer Des'—
- 78 English lav
- 79 Have an — mystery
- 81 Peter out
- 83 Belief that people are noticing you more than they really are
- 90 Total up wrongly
- 92 Source of 24/7 \$20 bills
- 93 Hot tub site
- 94 More subtle, as a point
- 95 Presidential hopeful's bid
- 100 Old Icelandic literary work
- 101 Dais stand
- 102 Suffix with cannon
- 103 “Oh, gross!”
- 105 President pro —
- 106 Fighting it out
- 108 Thor and Indra
- 113 Spanish for “hand”
- 117 Forbid
- 118 “Symposium” philosopher
- 119 Peter out
- 120 Personal psychosocial conflict
- 123 Subsidies
- 127 Pop flop of 1985
- 128 Catalog again
- 129 Manorial home
- 130 Whole number
- 131 Unlocked actor Roger
- 132 What the starts of nine answers in this puzzle might be
- 133 Lobby gp.
- 134 Comedian
- 135 Poehler
- 136 Saloon
- 137 Toy with a tail
- 138 Sounds
- 5 Holy artifacts
- 6 Canonized ninth-century pope
- 7 Savory jelly
- 8 — Vader
- 9 “You beat me this game!”
- 10 Removal from office
- 11 Prayer ender
- 12 Russ. or Ukr., formerly
- 13 Prompt for the iPhone's personal assistant
- 14 Nateness to a certain region only
- 15 In the style of Agatha Christie's title
- 17 Tehran locale
- 18 Kellogg's waffle
- 19 “Cheers” actor Roger
- 25 Eight plus two
- 30 Ocean liner?
- 31 Pond slime
- 32 Tuscan city
- 33 Wood splitter
- 34 Oto or Hopi
- 35 Sponge up
- 39 Give a poker hand, e.g.
- 41 Toy with a tail
- 42 Sounds
- 43 Build a financial portfolio
- 44 Fly of Africa
- 46 More miffed
- 48 Gives ear to
- 49 “Ltd.” cousin
- 50 15-season CBS series
- 51 They often work with
- 53 List-limiting abbr.
- 58 “For heaven's —!”
- 59 Snoops
- 60 Keep — head (stay calm)
- 61 “Have a bite!”
- 66 Richard of “Primal Fear”
- 68 Nail coating
- 69 Item hanging above a crib
- 70 “Be there shortly”
- 72 Small racer in a groove
- 73 Grew irate
- 74 Religion in 17-Down
- 75 Escort in “The Hunger Games”
- 77 Brew colored from oxidation
- 80 Slightly amiss
- 82 Social skill
- 84 Pot's partner
- 85 EarthLink or MSN
- 86 High no. for a valedictorian
- 87 “Is there no — this?!”
- 88 Handed over
- 89 Trolleys
- 91 All-terrain motorcycle
- 96 How Jesus walked, miraculously
- 97 Aetna alternative
- 98 What a H.S. dropout
- 99 Syringe parts
- 104 Most crooked
- 107 At least one
- 109 Welcomes to one's home
- 110 Of service
- 111 Snooped (around)
- 112 Arrive at
- 113 Skirt style
- 114 Yemen city
- 115 Pond wriggler
- 116 Previously
- 118 Job of some cooks
- 121 Dress fancily, with “out”
- 122 — Magon from old Giants
- 125 Adaptable truck, in brief
- 126 Corral

Legal Notices

MASTER'S SALE

By virtue of a Decree of the Court of Common Pleas for Spartanburg County, South Carolina, heretofore granted in the case of Barbara G. Abbott v. Buds Drive Investments, LLC, Civil Action No. 2023CP4204969. I, the undersigned Master-In-Equity for Spartanburg County, will sell the following on December 2, 2024, at 11:00 a.m. at the Spartanburg County Judicial Center, 180 Magnolia Street, Spartanburg, South Carolina, to the highest bidder:

ALL that certain piece, parcel or lot of land lying, being and situate in the State of South Carolina, County of Spartanburg, being shown and designated as Lot A, containing 16.29 acres, more or less, on a plat entitled "Survey for B. K. Realty," dated October 15, 1980, and revised "August 19, 1982, prepared by James V. Gregory, R. L. S., and recorded in the Office of the Register of Deeds for Spartanburg County in Plat Book 88, Page 75. Reference to said plat is hereby made for a more complete description thereof.

LESS AND EXCEPT: ALL that certain piece, parcel or lot of land lying, being and situate in the State of South Carolina, County of Spartanburg, being shown and designated as Lot containing 9.10 acres, more or less, on a plat entitled "Ricky Carr," dated September 12, 1989, prepared by Wolfe and Huskey, Inc., Engineering and Surveying, and recorded in the Office of the Register of Deeds for Spartanburg County in Plat Book 108, Page 115. Reference to said plat is hereby made for a more complete description thereof.

Reserving, however, unto the Seller, their heirs and assigns, a permanent easement and right-of-way for ingress, egress and regress to the "outdoor advertising sign" located on the above referenced property, and as more fully described in Memo of Lease and Easements between Barbara G. Abbott, Lessor, and MCC Outdoor, LLC, Lessee, of record in the official records of the Register of Deeds for Spartanburg County in Book 93-K at Page 381. "Both Grantor and Grantee acknowledge the existence of an Outdoor Advertising Structure ("Billboard") on this property. Said Billboard faces Interstate 85 traffic. Grantor, for him/herself, and his/her heirs, and for itself, its agents, successors and assigns, hereby reserves and retains a Permanent Easement to the land occupied by the Billboard structure and the structure itself. Said Permanent Easement grants the Grantor, its agents, successors?? and assigns unlimited and unhindered access to the Billboard site/structure for the purposes of maintenance, inspection, service, repair, replacement and any other lawful purpose related to the Billboard site/structure; along with the right to trim, cut or remove any vegetation, natural or planted, that obstructs the viewing of the advertising faces from Interstate 85." TMS# 3-06-00-054.03

AND, ALSO: ALL that certain piece, parcel or lot of land lying, being and situate in the State of South Carolina, County of Spartanburg, being shown and designated as 3.19 acres, more or less, on a plat entitled "Survey for Henry Carr," dated July 27, 1979, prepared by Wolfe & Huskey, Inc., Engineering and Surveying, and recorded in the Office of the Register of Deeds for Spartanburg County in Plat Book 83, Page 871. Reference to said plat is hereby made for a more complete description thereof.

TMS #3-06-00-060.05
This being the same property conveyed to Buds Drive Investments LLC by deed of Barbara G. Abbott dated November 11, 2022 and recorded November 21, 2022 in Deed Book 139-U at Page 768 in the Register of Deeds Office for Spartanburg, South Carolina.
Property Address: Buds Drive, Compens, SC 29330
Tax Map: 3-06-00-054.03, 3-06-00-060.05

Terms of Sale: For cash, purchaser to pay for Deed and stamps and deposit with me 5% of the amount of the bid, same to be applied to the purchase price only upon compliance with the bid, but in the case of non-compliance within a reasonable time, same to be forfeited and applied to the cost and Plaintiff's debt and the property re-advertised for sale upon the same terms at the risk of the highest bidder.

Deficiency judgment not being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately.

Should Plaintiff, Plaintiff's attorney, or Plaintiff's agent fail to appear on the day of sale, the property shall not be sold, but shall be re-adver-

tised and sold at some convenient sales day thereafter when Plaintiff, Plaintiff's attorney, or Plaintiff's agent is present.

Sale is subject to taxes, easements, assessments and restrictions of record, specifically SUBJECT TO 2024 AD VALOREM TAXES.

Plaintiff does not warrant its title search to purchasers at foreclosure sale or other third parties, who should have their own title search performed on the subject property.
STEPHEN WOFFORD
Attorney for the Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
11-14, 21, 28

MASTER'S SALE

BY VIRTUE of a decree heretofore granted in the case of: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC vs. Teloria G. Fuller; CFM Federal Credit Union; C/A No. 2024CP4202550. The following property will be sold on December 2, 2024, at 11:00 AM at the Spartanburg County Courthouse located at 180 Magnolia Street, Spartanburg, SC 29306 to the highest bidder:

All that certain piece, parcel, lot or tract of land, lying and being in the State of South Carolina, County of Spartanburg, being known and designated as Lot Number 13, Block A, on a plat of Sherwood Acres, prepared by G. Sam Roe, CE, entitled "Map No. 1," dated August 2, 1955, and recorded in Plat Book 33 at pages 120-127, Register of Deeds Office for Spartanburg County, South Carolina, which is conveyed subject to restrictions recorded in Deed Book 21-T, page 188, RMC Office for Spartanburg County, South Carolina.
Derivation: Book 136-L at Page 1

220 Granger Rd, Spartanburg, SC 29306
TMS/PIN# 6-26-01-034.00

SUBJECT TO ASSESSMENTS, SPARTANBURG COUNTY AD VALOREM TAXES, EASEMENTS AND/OR, RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES.

TERMS OF SALE: A 5% deposit in certified funds is required. The deposit will be applied towards the purchase price unless the bidder defaults, in which case the deposit will be forfeited. If the successful bidder fails, or refuses, to make the required deposit, or comply with his bid within 20 days, then the property will be resold at his risk. Personal or deficiency judgment having been demanded or reserved, the sale will remain open for thirty (30) days pursuant to S.C. Code Ann. §15-39-720 (1976). The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of compliance with the bid at the rate of 3.75% per annum. If for any reason the Plaintiff's agent does not appear to bid at the sale, the sale will be deemed canceled. For complete terms of sale, see Judgment of Foreclosure and Sale filed with the Spartanburg County Clerk of Court at C/A #2024CP4202550.

NOTICE: The foreclosure deed is not a warranty deed. Interested bidders should satisfy themselves as to the quality of title to be conveyed by obtaining an independent title search prior to the foreclosure sale date.
BRIAN P. YOHO
Attorney for Plaintiff
Post Office Box 100200
Columbia, S.C. 29202-3200
Phone: (803) 744-4444
020139-00504 FN
Website: www.rogerstownsend.com (see link to Resources/Foreclosure Sales)
HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
11-14, 21, 28

MASTER'S SALE

CIVIL ACTION NO. 2023CP4203993
BY VIRTUE OF A DECREE of the Court of Common Pleas for Spartanburg County, South Carolina, heretofore issued in the case of North American Trading Group, Inc., against Marshall Carson, the Master in Equity for Spartanburg County, or his/her agent, will sell on December 2, 2024, at 11:00 A.M., at Spartanburg County Courthouse; 180 Magnolia Street, Spartanburg, SC, to the highest bidder:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Spartanburg, located near Cleveland Park, being shown and designated as Lot No. 6 of The Ernest E. Gentry Subdivision, containing .226 acres, more or less, fronting on South Cleveland Park Drive on a plat of a survey for Marshall Carson by S. W. Donald Land Surveying, dated February 9, 2004 and recorded in the RMC Office for Spartanburg County, SC in Plat Book 155 at Page 632.

TMS Number: 7-08-13-157.00
PROPERTY ADDRESS: 105 South Cleveland Park Drive, Spartanburg, SC 29303

This being the same property conveyed to Marshall Carson by deed of Gary L. Riddle and Jean R. Petty, dated February 20, 2004 and recorded in the RMC Office for Spartanburg County in Book 79, Page 895.

TERMS OF SALE: FOR CASH. The Master in Equity will require a deposit of 5% of the bid amount in cash or certified funds, which is to be applied on the purchase price upon compliance with the bid. Interest on the balance of the bid at 7.75% shall be paid to the day of compliance. In case of noncompliance within 20 days, after the sale, the deposit of 5% is to be forfeited and applied to Plaintiff's judgment debt and the property re-advertised for sale upon the same terms at the risk of the former highest bidder. Purchaser to pay for deed recording fees and deed stamps.

Deficiency judgment not being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately.

Should Plaintiff, Plaintiff's attorney, or Plaintiff's agent fail to appear on the day of sale, the property shall not be sold but shall be re-advertised and sold at some convenient sales day thereafter when Plaintiff, Plaintiff's attorney, or Plaintiff's agent, is present.

The sale shall be subject to taxes and assessments, existing easements and easements and restrictions of record.

Any sale pursuant to this order is without warranty of any kind. Neither Plaintiff nor Court warrant title to any third-party purchaser. All third-party purchasers are made parties to this action and are deemed to have notice of all matters disclosed by the public record, including the status of title. See *Ex parte Keller*, 185 S.C. 283, 194 S.E. 15 (1937); *Wells Fargo Bank, NA v. Turner*, 378 S.C. 147, 662 S.E.2d 424 (Ct. App. 2008).

FINKEL LAW FIRM, LLC
Attorney for Plaintiff
File #92220.F51642
HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
11-14, 21, 28

MASTER'S SALE

BY VIRTUE of a decree heretofore granted in the case of The Bancorp Bank n/k/a The Bancorp Bank, N.A. v. Blas Lozano LLC n/k/a Top Tier Truck Wash LLC; Blas Lozano; Frontier Truck Wash Duncan, LLC; Town of Lyman; Fairway Outdoor Funding, LLC d/b/a The Lamar Companies; Grace Outdoor Advertising; South Carolina Department of Revenue, C/A # 2024CP4202599, I, the undersigned Master in Equity for Spartanburg County, South Carolina, will sell on December 2, 2024, at 11:00 A.M. or another date, thereafter as approved by the Court, at the County Courthouse in Spartanburg, South Carolina, to the highest bidder, the following described property:

All that certain piece, parcel, or tract of land, situate, lying, and being in Spartanburg County, South Carolina, near the intersection of Inglesby Parkway (now known as McAuley Road) and S.C. Highway No. 290, being shown and delineated as 1.574 acres on plat of survey prepared for J.S.C., Inc. by Fant Engineering & Surveying Co., Inc. dated February 25, 1994, and recorded in Plat Book 124, page 673, in the Office of the Register of Deeds for Spartanburg County, and having, according to said survey, the following metes and bounds, to-wit:

To find the point of beginning, commence at a point approximately 383.67 feet southwest from the intersection of the northern boundary of Inglesby Parkway (now known as McAuley Road) and the centerline of S.C. Highway No. 290 and turn N. 42-52-00 W. for a distance of 10.00 feet to a ¾" C.T. (crimp top), said C.T. being the POINT OF BEGINNING; thence along the northern boundary of Inglesby Parkway S. 47-34-00 W. for a distance of 225.00 feet to a ¾" C.T.; thence along property now or formerly of Allen J. Inglesby, as Trustee N. 41-20- 15 W. for a distance of 277.75 feet to a ¾" C.T.; thence along property now or formerly of Edna Sexton Smith N. 43-57-37 W. for a distance of 60.28 feet to a ¾" C.T.; thence along said property N. 47-07-52 E. for a distance of 165.00 feet to a ¾" C.T.; thence along property now or formerly of C.V. Shanhag S. 42-52- 08 E. for a distance of 85.00 feet to a point; thence along said property S. 42-55-37 E. for a distance of 26.64 feet to a ¾" C.T.; thence along said property N. 55- 11-52 E. for a distance of 53.98 feet to a ¾" C.T.; thence along property now or formerly of

McDonald's Corp. S. 42-56-00 E. for a distance of 220.41 feet to a ¾" C.T., which is the POINT OF BEGINNING; be all said measurements a little more or less (the "Property").

The Property is more fully shown and delineated as 1.58 acres at 190 McAuley Road, on a Boundary and As-Built Survey prepared for Frontier Truck Wash by Freeland-Clinkscales & Associates of NC, Inc., dated June 23, 2006 and recorded August 23, 2006 in Book 160 at Page 309, Office of the Register of Deeds for Spartanburg County, and having such boundaries and measurements as shown on the last above described plat, which is specifically incorporated by reference herein.

Being the same property conveyed to Blas Lozano LLC by deed of Frontier Truck Wash Duncan, LLC dated April 9, 2020 and recorded April 16, 2020 in the Office of the Register of Deeds for Spartanburg County in Book 127-Q, at Page 170.
TMS No.: 5-25-04-045.03

Address: 190 McAuley Rd, Duncan, SC 29334

TERMS OF SALE: The successful bidder, other than the Plaintiff, is required to deposit 5% of the bid with the Master in Equity, in cash or equivalent, as evidence of good faith. The deposit will be applied towards the purchase price unless the bidder defaults, in which case the deposit will be forfeited. If the successful bidder fails, or refuses, to make the required deposit, or comply with his bid within 20 days, then the property will be resold at the bidder's risk.

Since a deficiency judgment is being demanded, the bidding will remain open for thirty (30) days after the date of the sale pursuant to S.C. Code Ann. Section 15-39-720. Plaintiff may waive its right to a deficiency judgment prior to sale, in which case the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately. The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of compliance with the bid at the rate of 11.25% per annum. Purchaser to pay for documentary stamps on the Deed. For complete terms of sale, see Judgment of Foreclosure and Sale filed with the Spartanburg County Clerk of Court at C/A #: 2024CP4202599.

THIS SALE IS SUBJECT TO ASSESSMENTS, TAXES, EASEMENTS AND RESTRICTIONS OF RECORD AND OTHER ENCUMBRANCES, IF ANY.

NOTICE: The foreclosure deed is not a warranty deed. Interested bidders should satisfy themselves as to the quality of title to be conveyed by obtaining an independent title search prior to the foreclosure sale date.

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Attorneys for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
11-14, 21, 28

MASTER'S SALE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
C/A No.: 2024-CP-42-02961

Pursuant to Court Decree in Southern First Bank, Plaintiff, vs. Harrison Village LLC; et al., Defendant(s), the Master in Equity for Spartanburg County will sell at public auction to the highest bidder at Spartanburg County Courthouse, Spartanburg, South Carolina, on December 2, 2024, at 11:00 a.m., the following property:

ALL that certain piece, parcel or lot of land with any improvements thereon situate, lying and being in the State of South Carolina, County of Spartanburg, about 1 ½ miles southeast of Lyman and being shown and designated as 5.09 Acres on survey prepared by G.A. Wolfe, RLS for Moore & Woodward, dated June 18, 1966 and recorded in the Register of Deeds Office for Spartanburg County in Plat Book 76 at Page 773 on January 8, 1976. Reference to the above-described survey is hereby made for a more complete and accurate metes and bounds description thereof.

THIS being the same property conveyed to Harrison Village, LLC by virtue of a deed from James P. Harrison, dated October 25, 2017 and recorded in the Register of Deeds for Spartanburg County in Deed Book 117-N at Page 304 on October 30, 2017.

TMS No.: 5-21-01-002.01
Property address: 250 Finch Road, Wellford, SC 29385.

The property will be sold subject to any past due or accruing property taxes, assessments, existing easements, and restrictions of record and any other senior encumbrances. The property will be sold without

any warranty or representation as to title or otherwise by Plaintiff or Plaintiff's counsel.

The successful bidder must pay interim interest from the date of sale through the date of compliance at the rate set forth in the Note.

Each successful bidder other than Plaintiff at time bid is accepted will be required to deposit with the Master in Equity as evidence of good faith 5% of bid in cash or certified check at time of bid. In event purchaser fails or refuses to comply with terms of sale within 20 days from close of bidding, deposit shall be forfeited and applied first to costs and then to Plaintiff's debt, and the Master in Equity shall forthwith re-advertise and re-sell said property upon the same terms on some subsequent sales day at the risk of former purchaser until obtaining full compliance with sale. Bidding will remain open after the sale.

Bidding will not close on sales day, but will remain open for a period of 30 days to close on January 2, 2025 at 11:00 A.M. THE PLAINTIFF RESERVES THE RIGHT TO WAIVE DEFICIENCY UP TO AND INCLUDING THE DATE OF THE SALE.

Terms of sale: Cash; purchaser to pay for deed and recording fees.

COLE J. GOODE
Attorney for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
11-14, 21, 28

MASTER'S SALE

2024-CP-42-02189

BY VIRTUE of a decree heretofore granted in the case of: Vanderbilt Mortgage and Finance, Inc. against Monica Regina Anderson aka Monica Anderson and Republic Finance, LLC, I, the undersigned Master in Equity for Spartanburg County, will sell on December 2, 2024, at 11:00 a.m., or on another date, thereafter as approved by the Court, at the County Courthouse in Spartanburg, South Carolina, to the highest bidder, the following described property, to-wit:

BEING all of Lot 7 as shown on that plat for Mills Mill - Saxon Village, recorded in Plat Book 79 at Page 470, Spartanburg County Register of Deeds.

Also includes a manufactured home, a 2020 CLAY VIN: CAP033912TNAB

Being the same property conveyed to Monica Regina Anderson by deed of Terry Hall, dated August 30, 2019 and recorded September 17, 2019 in Deed Book 125-H at Page 413.

TMS No. 6-18-02-009.00
Property Address: 42 Saxon Heights, Spartanburg, SC 29301

TERMS OF SALE: The successful bidder, other than the plaintiff, will deposit with the Master in Equity at conclusion of the bidding, five per cent (5%) of said bid, by certified funds, cashier's check, or money order, as evidence of good faith, same to be applied to purchase price in case of compliance, but to be forfeited and applied first to costs and then to plaintiff's debt in the case of noncompliance. Should the successful bidder fail or refuse to make the required deposit at time of bid or comply with the other terms of the bid within twenty (20) days, then the Master in Equity may resell the property on the same terms and conditions (at the risk of the said defaulting bidder). Should the Plaintiff, or one of its representatives, fail to be present at the time of sale, the property is automatically withdrawn from said sale and sold at the next available sales day upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or any Supplemental Order. The successful bidder will be required to pay for documentary stamps on the Deed and interest on the balance of the bid from the date of sale to the date of compliance with the bid at the rate of 10.1900%.

THIS SALE IS SUBJECT TO ASSESSMENTS, COUNTY TAXES, EXISTING EASEMENTS, EASEMENTS AND RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES.
No personal or deficiency judgment being demanded, the bidding will conclude at the fall of the gavel on the date of the sale. Compliance with the bid may be made immediately.

NOTICE: The foreclosure deed is not a warranty deed. Interested bidders should satisfy themselves as to the quality of title to be conveyed by obtaining an independent title search well before the foreclosure sale date.

RILEY POPE & LANEY, LLC
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Phone: (803) 799-9993
Attorneys for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for

Spartanburg County, S.C.
11-14, 21, 28

MASTER'S SALE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
Case No.: 2020-CP-42-03771

U.S. Bank Trust National Association, as Trustee of the Bungalow Series IV Trust, Plaintiff, v. Michael R. Hudgens; Gretta Y. Hudgens; South Carolina Department of Revenue; Bent Creek Plantation Homeowners Association, Inc., Defendants.

Notice of Sale

Deficiency Judgment Waived
BY VIRTUE of the decree heretofore granted in the case of: U.S. Bank Trust National Association, as Trustee of the Bungalow Series IV Trust assigned Michael R. Hudgens, Gretta Y. Hudgens, South Carolina Department of Revenue, and Bent Creek Plantation Homeowners Association, Inc., the undersigned Master in Equity for Spartanburg County, South Carolina, will sell on December 2, 2024 at 11:00 am at the 180 Magnolia Street, Spartanburg County Judicial Center, Spartanburg, SC 29306, Spartanburg County, South Carolina to the highest bidder:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Spartanburg, being designated as Lot 127 on a plat of Spring Hill at Bent Creek Plantation, Phase I, prepared by Freeland and Associates, recorded in Plat Book 138, at page 613 in the RMC Office for Spartanburg County on August 6, 1997. Reference is hereby made to said plat for a more complete metes and bounds description.

This being the same property conveyed unto the mortgagors Michael R. Hudgens and Gretta Y. Hudgens by deed from JG Builders, Inc., dated July 20, 2007, and recorded July 23, 2007, in Book 89C at page 313.

PROPERTY ADDRESS: 610 Garden Rose Ct Greer, SC 29651
TMS#: 9-07-00-311.00

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master in Equity, at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but to be forfeited and applied first to costs and then to the Plaintiff's debt in the case of non-compliance. Should the last and highest bidder fail to comply with the other terms of the bid within thirty (30) days, then the Master in Equity may re-sell the property on the same terms and conditions on some subsequent Sales Day (at the risk of the said highest bidder). No personal or deficiency judgment being demanded, the bidding shall not remain open after the date of sale and shall be final on that date, and compliance with the bid may be made immediately. Purchaser to pay for documentary stamps on the Deed. The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of compliance with the bid at the rate of 6.5% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions of record. Plaintiff may waive any of its rights, including its right to a deficiency judgment, prior to sale.

In the event an agent of Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Master in Equity's Order and Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.

This sale is subject to all title matters of record and any interested party should consider performing an independent title examination of the subject property as no warranty is given. Neither the Plaintiff nor its counsel make representations as to the integrity of the title or the fair market value of the property offered for sale. Prior to bidding, you may wish to review the current state law or seek the advice of a licensed South Carolina attorney.

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3550 Engineering Dr., Suite 260
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Telephone: (404) 474-7149
Facsimile: (404) 745-8121
SC2020-000363
AND IT IS SO ORDERED.

HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
11-14, 21, 28

Legal Notices

MASTER'S SALE

CASE NO. 2024-CP-42-00073

BY VIRTUE of a decree heretofore granted in the case of South Carolina State Housing Finance and Development Authority against Robert J. Fuentes et al., I, the Master in Equity for Spartanburg County, will sell on Monday, December 2, 2024, at 11:00 o'clock a.m., at the Spartanburg County Courthouse, Spartanburg, South Carolina, to the highest bidder:

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Spartanburg, being shown and designated as Lot No. 3, as shown on a survey of The Towns at Valley Creek, LLC, dated July 24, 2018 and recorded on September 17, 2018 in Plat Book 174, Page 679, Office of the Register of Deeds for Spartanburg County, S.C. For a more complete and particular description, reference is hereby made to the above referred to plats and records thereof.

The above referenced property is conveyed subject to any restrictive covenants, set back lines, zoning ordinances, utility easements and rights of ways, if any, as may be recorded in the Office of the Register of Deeds for Spartanburg County, S.C.

This being the same property conveyed to Robert J. Fuentes by deed of Precious Ciara Glenn dated December 5, 2022 and recorded December 6, 2022 in the Office of the Register of Deeds for Spartanburg, South Carolina in Book 139-Z at Page 210.

TMS # 2-51-00-628.07

Property Address: 112 Valley Creek Drive, Boiling Springs, South Carolina 29316

TERMS OF SALE: The successful bidder, other than the plaintiff, will deposit with the Master in Equity for Spartanburg County at conclusion of the bidding, five percent (5%) of the bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but to be forfeited and applied first to costs and then to plaintiff's debt in the case of noncompliance. If the Plaintiff's representative is not in attendance at the scheduled time of the sale, the sale shall be canceled and the property shall be sold on the same day or some subsequent sales day after due advertisement. Should the last and highest bidder fail or refuse to make the required deposit at time of bid or comply with the other terms of the bid within thirty (30) days, the deposit shall be forfeited and the Master in Equity for Spartanburg County may re-sell the property on the same terms and conditions on the same or some subsequent Sales Day (at the risk of the said highest bidder). As a deficiency judgment is being Waived, the bidding will not remain open thirty days after the date of sale. Purchaser shall pay for preparation of deed, documentary stamps on the deed, and recording of the deed. The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of compliance with the bid at the rate of 6.250% per annum. The sale shall be subject to assessments, Spartanburg County taxes, easements and restrictions of record, and other senior encumbrances.

s/Ryan J. Patane
South Carolina Bar No. 103116
Benjamin E. Grimsley
South Carolina Bar No. 70335
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HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
11-14, 21, 28

and particular description, reference is hereby made to the above referred to plat and recorded thereof.

This being the same property conveyed to Christina L. Vera by deed of B5 RE Investments, LLC dated June 1, 2023 to June 12, 2023 in the Office of the Register of Deeds for Spartanburg County, South Carolina in Book 142-E at Page 978.

TMS # 6-18-03-081.00
Property Address: 52 Ross Road Spartanburg, South Carolina 29301

TERMS OF SALE: The successful bidder, other than the plaintiff, will deposit with the Master in Equity for Spartanburg County at conclusion of the bidding, five percent (5%) of the bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but to be forfeited and applied first to costs and then to plaintiff's debt in the case of noncompliance. If the Plaintiff's representative is not in attendance at the scheduled time of the sale, the sale shall be canceled and the property sold on some subsequent sales day after due advertisement. Should the last and highest bidder fail or refuse to make the required deposit at time of bid or comply with the other terms of the bid within thirty (30) days, the deposit shall be forfeited and the Master in Equity for Spartanburg County may re-sell the property on the same terms and conditions on the same or some subsequent Sales Day (at the risk of the said highest bidder). As a deficiency judgment is being Demanded, the bidding will remain open thirty days after the date of sale. Purchaser shall pay for preparation of deed, documentary stamps on the deed, and recording of the deed. The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of compliance with the bid at the rate of 6.25% per annum. The sale shall be subject to assessments, Spartanburg County taxes, easements and restrictions of record, and other senior encumbrances.

s/Ryan J. Patane
South Carolina Bar No. 103116
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HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
11-14, 21, 28

MASTER'S SALE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

IN THE COURT OF COMMON PLEAS
CASE NO. 2024-CP-42-01174
First-Citizens Bank & Trust Company Plaintiff, -vs- Rebecca O. Jackson; Brian K. Jackson Defendant(s).

Notice of Sale

BY VIRTUE of a judgment heretofore granted in the case of First-Citizens Bank & Trust Company vs. Rebecca O. Jackson; Brian K. Jackson I, Shannon M. Phillips, Master in Equity, for Spartanburg County, will sell on December 02, 2024 at 11:00 AM, at the Spartanburg County Judicial Center, 180 Magnolia Street, Spartanburg, SC 29306, to the highest bidder:

All that certain lot or tract of land located lying and being in the County of Spartanburg, State of South Carolina near Jackson Mill, Lynch Jackson Subdivision and being shown and designated as Lot 2A on plat prepared for Rena G. Jackson by Wolfe and Huskey, Inc., Engineering and Surveying, dated July 23, 1984 and recorded in Plat Book 92, Page 194. Reference being made to said plat for a more detailed description.

Derivation: This being the same property conveyed to Brian K. Jackson and Rebecca O. Jackson by deed of Rena G. Jackson and Louise P. Garrett recorded April 24, 1996 in Deed Book 64-C, Page 788, ROD Office for Spartanburg County, South Carolina.
TMS #: 6-10-00-098.09
2234 John Dodd Road, Wellford, SC 29385

SUBJECT TO SPARTANBURG COUNTY TAXES

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master in Equity at conclusion of the bidding, five (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but to be forfeited and applied first to costs and then to Plaintiff's debt in the case of noncompliance. Should the last and highest bidder fail or refuse to make the required deposit at the time of the bid or comply with the other terms

of the bid within thirty (30) days, then the Master in Equity may resell the property on the same terms and conditions on some subsequent Sales Day (at the risk of the former highest bidder).

Should the Plaintiff, or one of its representatives, fail to be present at the time of sale, the property is automatically withdrawn from said sale and sold at the next available sales day upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or any Supplemental Order.

A personal or deficiency judgment having been demanded by the Plaintiff, the sale of the subject property will remain open for thirty (30) days pursuant to Section 15-39-720, Code of Laws of South Carolina, 1976; provided, however, that the Court recognizes the option reserved by the Plaintiff to waive such deficiency judgment prior to the sale, and notice is given that the Plaintiff may waive in writing the deficiency judgment prior to the sale; and that should the Plaintiff elect to waive a deficiency judgment, without notice other than the announcement at the sale and notice in writing to the debtor defendant(s) that a deficiency judgment has been waived and that the sale will be final, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately.

NOTICE: The foreclosure deed is not a warranty deed. Interested bidders should satisfy themselves as to the quality of title to be conveyed by obtaining an independent title search well before the foreclosure sale date.

The successful bidder will be required to pay interest on the amount of the bid from the date of sale to date of compliance with the bid at the rate of 5.37500% per annum.
B. Lindsay Crawford, III
South Carolina Bar# 6510
Theodore von Keller
South Carolina Bar# 5718
B. Lindsay Crawford, IV
South Carolina Bar# 101707
Charley F. MacInnis
South Carolina Bar# 104326
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HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
11-14, 21, 28

MASTER'S SALE

NOTICE OF SALE CIVIL ACTION NO. 2022-CP-42-02839 BY VIRTUE of the decree heretofore granted in the case of: HSBC Bank USA, National Association as Trustee for Nomura Asset Acceptance Corporation, Mortgage Pass-Through Certificates, Series 2007-1 vs. Mark O. Ejere, the undersigned Master In Equity for Spartanburg County, South Carolina, will sell on December 2, 2024 at 11:00 AM, or on another date, thereafter as approved by the Court, at the County Judicial Center, 180 Magnolia Street, Spartanburg, SC 29306, to the highest bidder:

ALL THAT LOT OR PARCEL OF LAND IN THE COUNTY OF SPARTANBURG, STATE OF SOUTH CAROLINA, NEAR ROEBUCK, BEING KNOWN AND DESIGNATED AS LOT 29, AS SHOWN ON A PLAT ENTITLED "PROPOSED SUBDIVISION FOR CHARLIE BREWTON AS AGENT FOR VELMAR BREWTON ROGERS", DATED MAY 29, 1953, MADE BY W.N. WILLIS, ENGRS., AND RECORDED IN PLAT BOOK 33, PAGE 499, R.M.C. OFFICE FOR SPARTANBURG COUNTY, SOUTH CAROLINA.

THIS BEING THE SAME PROPERTY CONVEYED TO MARK O. EJERE BY DEED OF GLADYS M. TUCKER A/K/A GLADYS MAE TUCKER DATED SEPTEMBER 12, 2006, AND RECORDED SEPTEMBER 18, 2006, IN BOOK 86-T AT PAGE 116 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA.

CURRENT ADDRESS OF PROPERTY: 120 Happy Lane, Roebuck, SC 29376

TMS: 6-33-07-045.00

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master In Equity, at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but in the case of non-compliance to be forfeited and first applied to the costs incurred by the Plaintiff related to the sale and the balance then applied to the Plaintiff's debt in a manner suitable to the Plaintiff. Should the last and highest bidder fail to comply with the other terms of the bid within thirty (30) days, then the Master In Equity may re-sell the property on the same terms and conditions on some subsequent Sales Day.

Deficiency judgment being demanded, the bidding will not be closed on the day of sale but will remain open for a period of thirty (30) days as provided by law. Plaintiff is demanding a deficiency. The Plaintiff may waive any of its rights, including its right to a deficiency judgment, prior to sale.

Purchaser to pay for documentary stamps on the Deed. The successful bidder will be required to pay interest on the amount of the balance of the bid from date of sale to date of compliance with the bid at the rate of 5% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions, easements and restrictions of record and any other senior encumbrances.

In the event an agent of Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.

BROCK & SCOTT, PLLC
3800 Fernandina Road, Suite 110 Columbia, South Carolina 29210
Attorneys for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
11-14, 21, 28

MASTER'S SALE

NOTICE OF SALE CIVIL ACTION NO. 2023-CP-42-03427 BY VIRTUE of the decree heretofore granted in the case of: Newrez LLC d/b/a Shellpoint Mortgage Servicing vs. Wilson J. Boggs; Trust Bank s/b/m to Branch Banking and Trust Company; Converse Heights Neighborhood Association, Inc., the undersigned Master In Equity for Spartanburg County, South Carolina, will sell on December 2, 2024 at 11 :00 AM, or on another date, thereafter as approved by the Court, at the County Judicial Center, 180 Magnolia Street, Spartanburg, SC 29306, to the highest bidder:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, WITH IMPROVEMENTS THEREON, LYING, SITUATE AND BEING IN THE STATE AND COUNTY AFORESAID, LOCATED ON THE EAST SIDE OF CONNECTICUT AVENUE, BEING SHOWN AND DESIGNATED AS A LOT FRONTING THEREON 45 FEET AND RUNNING BACK A UNIFORM DEPTH OF 140 FEET TO A 15 FOOT ALLEY, EMBRACING 7-1/2 FEET OF LOT NO. 7 AND ALL OF LOT NO. 8, BLOCK 6, CONVERSE HEIGHTS, ON A PLAT PREPARED BY P.H. FOSTER, CE, DATED JANUARY, 1908, RECORDED IN PLAT BOOK 2 AT PAGE 94-95, REGISTER OF DEEDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA.

ALSO CONVEYED HERewith IS A PORTION OF THE 15 FOOT ALLEY WHICH IS CONTIGUOUS TO THE PROPERTY HEREINABOVE CONVEYED. THIS BEING THE SAME PROPERTY CONVEYED TO WILSON J. BOGGS BY DEED OF BRUTON P. REDDING DATED MARCH 29, 2002 AND RECORDED APRIL 1, 2002 IN BOOK 75-N AT PAGE 329 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY, SOUTH CAROLINA.

CURRENT ADDRESS OF PROPERTY: 157 Connecticut Ave, Spartanburg, SC 29302

TMS: 7-12-08-206.00

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master In Equity, at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but in the case of non-compliance to be forfeited and first applied to the costs incurred by the Plaintiff related to the sale and the balance then applied to the Plaintiff's debt in a manner suitable to the Plaintiff. Should the last and highest bidder fail to comply with the other terms of the bid within thirty (30) days, then the Master In Equity may re-sell the property on the same terms and conditions on some subsequent Sales Day.

No personal or deficiency judgment being demanded, the bidding shall not remain open after the date of sale and shall be final on that date, and compliance with the bid may be made immediately.

Purchaser to pay for documentary stamps on the Deed. The successful bidder will be required to pay interest on the amount of the balance of the bid from date of sale to date of compliance with the bid at the rate of 5.75% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions, easements and restrictions of record and any other senior encumbrances.

In the event an agent of Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the

terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.

BROCK & SCOTT, PLLC
3800 Fernandina Road, Suite 110 Columbia, SC 29210
Attorneys for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
11-14, 21, 28

MASTER'S SALE

2023-CP-42-01331

BY VIRTUE of a decree heretofore granted in the case of: FirstBank vs. Randi J. Howard, I, the undersigned Shannon M. Phillips, Master in Equity for Spartanburg County, will sell on Monday, December 2, 2024 at 11:00 AM, at the County Judicial Center, 180 Magnolia Street, Spartanburg, SC 29304. The property to be sold to the highest bidder:

All that certain piece, parcel or lot of land, situate and being in the State of South Carolina, County of Spartanburg, on the southeasterly side of the Town of Duncan, being shown and designated as Lot No. Nineteen (19) on plat entitled "Berry Farm, Section One," prepared by Joe E. Mitchell, Surveyor, dated May 23, 1986 and recorded in the ROD Office for Spartanburg County, SC in Plat Book 97 at Page 662. Reference is hereby made to said plat for a more detailed metes and bounds description hereof.

This being the same property conveyed to Randi J. Howard by deed of Upstate Golden Properties, LLC dated June 26, 2018 and recorded June 27, 2018 in Book 120-E at Page 558 in the Office of the Clerk of Court/Registrar of Deeds for Spartanburg County.

TMS No. 5-26-15-004.00

Property address: 105 East-berrys Creek Road, Duncan, SC 29334

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master in Equity, at conclusion of the bidding, five percent (5%) of said bid is due and payable immediately upon closing of the bidding, in certified funds or equivalent, as evidence of good faith, same to be applied to purchase price in case of compliance, but to be forfeited and applied first to costs and then to Plaintiff's debt in the case of non-compliance. In the event of a third party bidder and that any third party bidder fails to deliver the required deposit in certified (immediately collectible) funds with the Office of the Master in Equity, said deposit being due and payable immediately upon closing of the bidding on the day of sale, the Master in Equity will re-sell the subject property at the most convenient time thereafter (including the day of sale) upon notification to counsel for Plaintiff. Should the last and highest bidder fail or refuse to comply with the balance due of the bid within 30 days, then the Master in Equity may re-sell the property on the same terms and conditions on some subsequent Sales Day (at the risk of the said highest bidder).

No personal or deficiency judgment being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately.

Purchaser to pay for documentary stamps on Master in Equity's Deed. The successful bidder will be required to pay interest on the balance of the bid from the date of sale to date of compliance with the bid at the rate of 5.375% per annum.

The Plaintiff may waive any of its rights, including its right to a deficiency judgment, prior to sale.

The sale shall be subject to taxes and assessments, existing easements and restrictions of record.

This sale is subject to all title matters of record and any interested party should consider performing an independent title examination of the subject property as no warranty is given.

The sale will not be held unless either Plaintiff's attorney or Plaintiff's bidding agent is present at the sale and either Plaintiff's attorney or Plaintiff's bidding agent enters the authorized bid of Plaintiff for this captioned matter. In the alternative, Plaintiff's counsel, if permitted by the Court, may advise this Court directly of its authorized bidding instructions. In the event a sale is inadvertently held without Plaintiff's Counsel or Counsel's bidding agent entering the authorized bid of Plaintiff for this specifically captioned matter, the sale shall be null and void and the property shall be re-advertised for sale on the next available sale date.

Neither the Plaintiff nor its counsel make representations as to the integrity of the title or the fair market value of the property offered for sale. Prior to bidding you may wish to review the current state law or seek the advice of any attorney licensed in South Carolina.

Scott and Corley, P.A.
Attorney for Plaintiff
HON. SHANNON M. PHILLIPS
Master in Equity for Spartanburg County, S.C.
11-14, 21, 28

MASTER'S SALE

By virtue of a decree heretofore granted in the case of The Bancorp Bank n/k/a The Bancorp Bank, NA. v. Greenville Real Estate Group, LLC; Signature Smile Dental Management LLC; Signature Smiles, L.L.C.; Blake Julian; Niranjian Savani, C/A# 2024CP4201937, the Master in Equity will sell on December 2, 2024, at 11 :00 A.M., at the County Courthouse in Spartanburg, South Carolina, to the highest bidder the below-described real property ("Real Property") which is currently owned by Greenville Real Estate Group, LLC together with all of the fixtures located thereon ("Fixtures"), and all equipment, inventory, accounts, instruments, chattel paper, general intangibles, documents, deposit accounts, and investment property owned by Greenville Real Estate Group, LLC, Signature Smile Dental Management LLC, and Signature Smiles, L.L.C, located upon, or appurtenant to, the Real Property or used or useable in the operation and occupancy of the Real Property ("Collateral"):

All those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Spartanburg, and being more particularly shown and designated as Lot No. 2 and Lot No. 3, on a plat of The Highway 290 Medical Park, dated April 13, 2007, prepared by Tru-Line Surveying Co. Inc., recorded in Plat Book 164, Page 995, in the Office of the Register of Deeds for Spartanburg County, South Carolina. Reference to said plat is made for a more detailed description.

This being the same property conveyed to Greenville Real Estate Group, LLC by deed of RRS Properties, LLC dated May 9, 2018, and recorded May 11, 2018, in Deed Book 119-Q at Page 559 in the Register of Deeds Office for Spartanburg County.

TMS No.: 07-26-00-011.04

Address: 155 Deacon Tiller Court, Duncan, SC 29334

TERMS OF SALE: The successful bidder, other than the Plaintiff, is required to deposit 5% of the bid with the Master in Equity, in cash or equivalent, as evidence of good faith. The deposit will be applied towards the purchase price unless the bidder defaults, in which case the deposit will be forfeited. If the successful bidder fails, or refuses, to make the required deposit, or comply with his bid within 20 days, then the property will be resold at the bidder's risk. Since a deficiency judgment is being demanded, the bidding will remain open for thirty (30) days after the date of the sale pursuant to S.C. Code Ann. Section 15-39-720. Plaintiff may waive its right to a deficiency judgment prior to sale, in which case the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately. The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of compliance with the bid at the rate of 6.75% per annum. Purchaser to pay for documentary stamps on the Deed.

For complete terms of sale, see Judgment of Foreclosure and Sale filed with the Spartanburg County Clerk of Court at C/A#: 2024CP4201937.

THIS SALE IS SUBJECT TO ASSESSMENTS, TAXES, EASEMENTS AND RESTRICTIONS OF RECORD AND OTHER ENCUMBRANCES, IF ANY.

NOTICE: The foreclosure deed is not a warranty deed. Interested bidders should satisfy themselves as to the quality of title to be conveyed by obtaining an independent title search prior to the foreclosure sale date.

Jason D. Wyman, Esquire
WOMBLE BOND DICKINSON (US) LLP
550 South Main St., Suite 400
Greenville, SC 29601
Phone: (864) 255-5400
Attorneys for Plaintiff
HON. SHANNON PHILLIPS
Master in Equity for Spartanburg County, S.C.
11-14, 21, 28

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
C/A No.: 2024-CP-42-02680
FACIO REO SECURITIZATION SUB I
LLC, PLAINTIFF,

Legal Notices

vs. Vladimir Anatolyvich Levchenko; Richhulk Holdings, LLC, a Florida Limited Liability Company, DEFENDANT(S)

Amended Summons and Notice of Filing of Complaint

(Non-Jury Mortgage Foreclosure) Deficiency Requested

TO THE DEFENDANTS, ABOVE NAMED:

YOU ARE HEREBY SUMMONED and required to answer the Complaint herein, a copy of which is herewith served upon you, or otherwise appear and defend, and to serve a copy of your Answer to said Complaint upon the subscriber at his office, Hutchens Law Firm LLP, P.O. Box 8237, Columbia, SC 29202, within thirty (30) days after service hereof, except as to the United States of America, which shall have sixty (60) days, exclusive of the day of such service, and if you fail to answer the Complaint within the time aforesaid, or otherwise appear and defend, the Plaintiff in this action will apply to the Court for the relief demanded therein, and judgment by default will be rendered against you for the relief demanded in the Complaint.

YOU WILL ALSO TAKE NOTICE that should you fail to Answer the foregoing Summons, the Plaintiff will move for an Order of Reference of this case to the Master-in-Equity/Special Referee for this County, which Order shall, pursuant to Rule 53 of the South Carolina Rules of Civil Procedure, specifically provide that the said Master-in-Equity/Special Referee is authorized and empowered to enter a final judgment in this case with appeal only to the South Carolina Court of Appeals pursuant to Rule 203(d) (1) of the SCACR, effective June 1, 1999.

TO MINOR(S) OVER FOURTEEN YEARS OF AGE, AND/OR TO MINOR(S) UNDER FOURTEEN YEARS OF AGE AND THE PERSON WITH WHOM THE MINOR(S) RESIDES, AND/OR TO PERSONS UNDER SOME LEGAL DISABILITY:

YOU ARE FURTHER SUMMONED AND NOTIFIED to apply for the appointment of a guardian ad litem within thirty (30) days after the service of this Summons and Notice upon you. If you fail to do so, application for such appointment will be made by the Plaintiff immediately and separately and such application will be deemed absolute and total in the absence of your application for such an appointment within thirty (30) days after the service of the Summons and Complaint upon you.

Notice of Filing of Summons and Complaint

TO THE DEFENDANTS ABOVE NAMED: YOU WILL PLEASE TAKE NOTICE that the foregoing Summons, along with the Complaint, was filed in the Office of the Clerk of Court on July 1, 2024.

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. THE PURPOSE OF THIS COMMUNICATION IS TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, except as stated below in the instance of bankruptcy protection.

IF YOU ARE UNDER THE PROTECTION OF THE BANKRUPTCY COURT OR HAVE BEEN DISCHARGED AS A RESULT OF A BANKRUPTCY PROCEEDING, THIS NOTICE IS GIVEN TO YOU PURSUANT TO STATUTORY REQUIREMENT AND FOR INFORMATIONAL PURPOSES AND IS NOT INTENDED AS AN ATTEMPT TO COLLECT A DEBT OR AS AN ACT TO COLLECT, ASSESS, OR RECOVER ALL OR ANY PORTION OF THE DEBT FROM YOU PERSONALLY.

Attorneys for Plaintiff
Hutchens Law Firm LLP
Post Office Box 8237
Columbia, South Carolina 29202
Phone: (803) 726-2700
Firm Case No.: 20216 - 96869
11-7, 14, 21

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE PROBATE COURT
IN THE MATTER OF: FAYE HELEN RITCHIE (Decedent)

Case Number: 2024ES4200562
Notice of Hearing

To: Cornelius Ritchie and Tavonie Wilson
Date: December 12, 2024
Time: 3:00 p.m.

Place: Spartanburg County Probate Court, 180 Magnolia Street Suite 4113, Spartanburg, SC 29306

Purpose of Hearing: Application for Informal Appointment
Executed this 9th day of September, 2024.

s/ Shameka Wilson
SHAMEKA WILSON
Post Office Box 295
Snellville, GA 30078
Phone: (678) 754-5969
Email: skhill194@yahoo.com
Relationship to Decedent/
Estate: Daughter/Heir
11-7, 14, 21

LEGAL NOTICE

To all persons claiming an interest in 1989-90HP-JOHNSON-J90TLC-R08520501: DONALD HALL will apply to SCINR for title on watercraft/outboard motor.

If you have any claim to the watercraft/outboard motor, contact SCINR at (803) 734-3699. Upon thirty days after the date of the last advertisement if no claim of interest is made and the watercraft/outboard motor has not been reported stolen, SCINR shall issue clear title.
Case No.: 20240501950237
11-14, 21, 28

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
Case No.: 2024-CP-42-04210
NewRez LLC d/b/a Shellpoint Mortgage Servicing, PLAINTIFF, vs.

Alberto A. Corpuz, Jr.; Desiree M. Corpuz a/k/a Desiree Corpuz; and South Carolina Department of Revenue, DEFENDANT(S).

Summons and Notice of Filing of Complaint

TO THE DEFENDANT ALBERTO A. CORPUZ, JR. ABOVE NAMED:

YOU ARE HEREBY SUMMONED and required to answer the Complaint in the above entitled action, copy of which is herewith served upon you, and to serve copy of your answer upon the undersigned at their offices, 1800 St. Julian Place, Suite 407, Columbia, SC 29204 or P.O. Box 2065, Columbia, SC 29202, within thirty (30) days after service hereof upon you, exclusive of the day of such service, and if you fail to answer the Complaint within the time aforesaid, the Plaintiff in this action will apply to the Court for the relief demanded in the Complaint, and judgment by default will be rendered against you for the relief demanded in the Complaint.

YOU WILL ALSO TAKE NOTICE that should you fail to Answer the foregoing Summons, the Plaintiff will move for a general Order of Reference of this case to the Master in Equity for Spartanburg County, which Order shall, pursuant to Rule 53(e) of the South Carolina Rules of Civil Procedure, specifically provide that the said Master in Equity is authorized and empowered to enter a final judgment in this case.

TO MINOR(S) OVER FOURTEEN YEARS OF AGE AND/OR MINOR(S) UNDER FOURTEEN YEARS OF AGE AND THE PERSON WITH WHOM THE MINOR(S) RESIDES AND/OR TO PERSONS UNDER SOME LEGAL DISABILITY:

YOU ARE FURTHER SUMMONED AND NOTIFIED to apply for the appointment of a Guardian Ad Litem to represent said minor(s) within thirty (30) days after the service of this Summons and Notice upon you. If you fail to do so, application for such appointment will be made by the Plaintiff(s) herein.

NOTICE IS HEREBY GIVEN that the original Complaint in the above entitled action was filed in the office of the Clerk of Court for Spartanburg County on October 28, 2024.

Dated: November 6, 2024
SCOTT AND CORLEY, P.A.

By: /s/ Angelia J. Grant
Ronald C. Scott (rons@scottandcorley.com), SC Bar #4996

Reginald P. Corley (reggie@scottandcorley.com), SC Bar #69453
Angelia J. Grant (angig@scottandcorley.com), SC Bar #78334
Allison E. Heffernan (allison@scottandcorley.com), SC Bar #68530
H. Guyton Murrell (guytom@scottandcorley.com), SC Bar #64134
Jordan D. Beumer (jordand@scottandcorley.com), SC Bar #104074
ATTORNEYS FOR THE PLAINTIFF
1800 St. Julian Place, Suite 407
Columbia, South Carolina 29204
Phone: 803-252-3340
11-14, 21, 28

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
Case No.: 2024-CP-42-03268
Rachel Hyder, Plaintiff, v. Mark Howard and Cathy Gosnell, Defendants.

Summons (Non-Jury)

(Quiet Title Tax Action)
To the Defendants above named Defendants above in this Action: You are hereby summoned and required to answer the Complaint in this action, a copy of which is hereby served upon you, and to serve a copy of your answer to the said Complaint on the subscriber at their office in PO Box 2196, Spartanburg, South Carolina, 29304-2196 within thirty (30) days after the service hereof, exclusive of the day of such service; and if you fail to answer the Complaint within the time aforesaid, Judgment by Default will be rendered against you for the relief demanded in the Complaint. You will also take notice that the Plaintiff will move for an Order of Reference or that the Court may issue a general Order of Reference of this action to a master/special master/special referee, pursuant to Rule 53, South Carolina Rules of Civil Procedure.
s/ Paul A. McKee, III
409 Magnolia Street

Spartanburg, SC 29303
Phone: 864-573-5149
Fax: 864-707-2500
Attorney for Plaintiff

Notice (Non-Jury)

(Quiet Title Tax Action)
Notice is hereby given that the Complaint for the above-captioned action was filed on August 16, 2024 in the Spartanburg County Clerk of Court.
s/ Paul A. McKee, III
409 Magnolia Street
Spartanburg, SC 29303
Phone: 864-573-5149
Fax: 864-707-2500
Attorney for Plaintiff

Lis Pendens (Non-Jury)

(Quiet Title Tax Action)
Notice is hereby given that an action has been commenced or is about to be commenced by the above-named Plaintiff against the above-named Defendant(s) for an Order quieting title to real property against all Defendants, including all other persons unknown, claiming any right, title, estate, lien, or interest in the real property described as follows: All that certain piece, parcel, or lot of land, situate, lying, being and situate in the State of South Carolina, County of Spartanburg, near the Town of Campobello, containing 1.935 acres, more or less, on Motlow Creek Road, and being more particularly shown as being the 1.935 acres on Plat for Mark R. Howard dated May 20, 2002, by James V. Gregory Land Surveying, PLS, recorded in Plat Book 152, Page 684, in the Office of the Register of Deeds for Spartanburg County, South Carolina. Reference being made to said plat for a more complete metes and bounds description thereof.
643 Motlow Creek Rd, Campobello SC
1-26-00-027.06
s/ Paul A. McKee, III
409 Magnolia Street
Spartanburg, SC 29303
Phone: 864-573-5149
Fax: 864-707-2500
Attorney for Plaintiff
11-14, 21, 28

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
C/A # 2024-CP-42-03190
Truliant Federal Credit Union, Plaintiff, v. Monieck D. Nicholson, Defendant.

Summons and Notice of Filing Complaint

TO THE DEFENDANT ABOVE NAMED: YOU ARE HEREBY SUMMONED and required to appear and defend by answering the Complaint in this action, of which a copy is herewith served upon you, and to serve a copy of your Answer on the subscribers at their office, 171 Church Street, Suite 120C (29401), PO Box 22795, Charleston, SC 29413, within thirty (30) days after the service hereof, exclusive of the day of such service, except that the United States of America, if named, shall have sixty (60) days to answer after the service hereof, exclusive of the day of such service; and if you fail to do so, judgment by default will be rendered against you for the relief demanded in the Complaint.
YOU WILL ALSO TAKE NOTICE that Plaintiff will move for an order of reference or that the Court may issue a general order of reference of this action to a master in equity/special referee, pursuant to Rule 53 of the South Carolina Rules of Civil Procedure, and that pursuant to S.C. Code Ann. §14-11-110, as amended, Plaintiff's attorney will submit written testimony on behalf of the Plaintiff at said reference hearing.
NOTICE IS HEREBY GIVEN that the original Complaint in the above-captioned action was filed in the office of the Clerk of Court for Spartanburg County on August 9, 2024.
Lucas S. Fautua
South Carolina Bar No. 104371
Smith Debnam Narron Drake Santsing & Myers, LLP
171 Church Street, Suite 120C
Charleston, S.C. 29401
Direct: 843-714-2533
Email: lfautua@smithdebnamlaw.com
ATTORNEYS FOR PLAINTIFF
Charleston, South Carolina
November 4, 2024

Smith Debnam Narron Drake Santsing & Myers, LLP, is a debt collector attempting to collect a debt, any information we obtain will be used for that purpose. It is our understanding that you are not currently in bankruptcy. If you are in bankruptcy, please disregard this summons in its entirety and have your attorney contact our office as soon as possible.
11-21, 28, 12-5

NOTICE IS HEREBY GIVEN that the original Complaint in the above-captioned action was filed in the office of the Clerk of Court for Spartanburg County on August 9, 2024.
Lucas S. Fautua
South Carolina Bar No. 104371
Smith Debnam Narron Drake Santsing & Myers, LLP
171 Church Street, Suite 120C
Charleston, S.C. 29401
Direct: 843-714-2533
Email: lfautua@smithdebnamlaw.com
ATTORNEYS FOR PLAINTIFF
Charleston, South Carolina
November 4, 2024

Smith Debnam Narron Drake Santsing & Myers, LLP, is a debt collector attempting to collect a debt, any information we obtain will be used for that purpose. It is our understanding that you are not currently in bankruptcy. If you are in bankruptcy, please disregard this summons in its entirety and have your attorney contact our office as soon as possible.
11-21, 28, 12-5

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
C/A # 2024-CP-42-03191
Truliant Federal Credit Union, Plaintiff, v. Monieck D. Nicholson, Defendant.

Summons and Notice of Filing Complaint

TO THE DEFENDANT ABOVE NAMED: YOU ARE HEREBY SUMMONED and required to appear and defend by answering the Complaint in this action, of which a copy is herewith served upon you, and to serve a copy of your Answer on the subscribers at their office, 171 Church Street, Suite 120C (29401), PO Box 22795, Charleston, SC 29413, within thirty (30) days after the service hereof, exclusive of the day of such service, except that the United States of America, if named, shall have sixty (60) days to answer after the service hereof, exclusive of the day of such service; and if you fail to do so, judgment by default will be rendered against you for the relief demanded in the Complaint.
YOU WILL ALSO TAKE NOTICE that Plaintiff will move for an order of reference or that the Court may issue a general order of reference of this action to a master in equity/special referee, pursuant to Rule 53 of the South Carolina Rules of Civil Procedure, and that pursuant to S.C. Code Ann. §14-11-110, as amended, Plaintiff's attorney will submit written testimony on behalf of the Plaintiff at said reference hearing.
NOTICE IS HEREBY GIVEN that the original Complaint in the above-captioned action was filed in the office of the Clerk of Court for Spartanburg County on August 9, 2024.
Lucas S. Fautua
South Carolina Bar No. 104371
Smith Debnam Narron Drake Santsing & Myers, LLP
171 Church Street, Suite 120C
Charleston, S.C. 29401
Direct: 843-714-2533
Email: lfautua@smithdebnamlaw.com
ATTORNEYS FOR PLAINTIFF
Charleston, South Carolina
November 4, 2024

Smith Debnam Narron Drake Santsing & Myers, LLP, is a debt collector attempting to collect a debt, any information we obtain will be used for that purpose. It is our understanding that you are not currently in bankruptcy. If you are in bankruptcy, please disregard this summons in its entirety and have your attorney contact our office as soon as possible.
11-21, 28, 12-5

NOTICE IS HEREBY GIVEN that the original Complaint in the above-captioned action was filed in the office of the Clerk of Court for Spartanburg County on August 9, 2024.
Lucas S. Fautua
South Carolina Bar No. 104371
Smith Debnam Narron Drake Santsing & Myers, LLP
171 Church Street, Suite 120C
Charleston, S.C. 29401
Direct: 843-714-2533
Email: lfautua@smithdebnamlaw.com
ATTORNEYS FOR PLAINTIFF
Charleston, South Carolina
November 4, 2024

Smith Debnam Narron Drake Santsing & Myers, LLP, is a debt collector attempting to collect a debt, any information we obtain will be used for that purpose. It is our understanding that you are not currently in bankruptcy. If you are in bankruptcy, please disregard this summons in its entirety and have your attorney contact our office as soon as possible.
11-21, 28, 12-5

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
Case No.: 2024-IP-42-1831
Finn Homes, LLC, Plaintiff, v.

Lisa Wallace, Tomelex Copeland, James M. Wallace and Kimberly Wallace, and also all other Persons unknown, claiming any right, title, Estate, interest in or lien upon the real estate described in the Complaint herein, Defendants.

Summons

TO THE DEFENDANTS HEREIN NAMED:

You are hereby summoned and required to answer the Complaint in this action, a copy of which is herewith served upon you, and to serve a copy of your answer to the Complaint on the subscriber at her office at 113 Pelham Commons Boulevard, Greenville, South Carolina 29615, within thirty (30) days of such service; and if you fail to answer the Complaint within the time aforesaid, judgment by default will be rendered against you for the relief demanded in the Complaint.
Dated: May 1, 2024
/s/ Mallary W. Hitchcock
Mallary W. Hitchcock
South Carolina Bar 100124
Jacqui Lanier
South Carolina Bar 71648
Lanier Law Firm
113 Pelham Commons Boulevard
Greenville, SC 29615
Phone: (864) 239-0480
Fax: (864) 239-0482
Email: Mallary@lanierlaw.net
11-21, 28, 12-5

LEGAL NOTICE

COURT OF COMMON PLEAS
STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
Case No.: 2024-CP-42-3655
Yosemite Capital, LLC, Plaintiff, v.
Josephine D. Allen and George Beckham, Defendants.

Summons and

Notice of Filing Complaint

TO THE DEFENDANT, JACQUELINE D. ALLEN:
YOU ARE HEREBY SUMMONED and required to answer the Complaint in this action, a copy of which is hereby served upon you, and to serve a copy of your answer on the Plaintiff's attorney, William D. All, III, ALL & FROST, LLC, Post Office Box 731, 108 West South Street, Union, South Carolina 29379, within 30 days after the service hereof, exclusive of the day of such service, and if you fail to answer the Complaint within the time aforesaid, judgment by default will be rendered against you for the relief demanded in the Complaint. An order of reference

to the Master In Equity for Spartanburg County, Pursuant to Rule 53, SCRPC has been granted. You will please take notice that the original Summons and Complaint for Quiet Title of Tax Deed were filed in the Office of the Clerk of Court for Spartanburg County on September 11, 2024.
William D. All, III
Attorney for the Plaintiff
ALL & FROST, LLC
Post Office Box 731
Union, South Carolina 29379
Phone: (864) 427-9700

Lis Pendens: 2024-IP-42-00614

NOTICE IS HEREBY GIVEN that the foregoing action for Quiet Title of Tax Deed has been commenced and is now pending in the Spartanburg County Court of Common Pleas. The property which is the subject of this action is described as follows: All that lot or parcel of land on the East side of Front Street (now known as Eloise Drive), in the City of Spartanburg, County of Spartanburg, State of South Carolina, fronting on said street 64 feet, and having a depth of 107 feet. Said lot being composed of Northern part of lot conveyed to J.D. Cudd, by deed recorded in Deed Book 6-O at Page 21 and a strip off of the West portion of Lot No. 13 of the Annie B. Dean property conveyed to J.D. Deason by H.L. Rogers, by deed recorded in Deed Book 6-D at Page 797 in the Office of the Register of Deeds for Spartanburg County, South Carolina.
Derivation: Being the same property conveyed to Yosemite Capital, LLC by Deed from SC Investments, LLC, dated March 4, 2021, recorded on March 8, 2021 in Book 131-G, Page(s) 888-890, in the Office of the Register of Deeds for Spartanburg County, South Carolina. Tax Map No.: 7-11-12-124.00
Property Address: 443 Eloise Drive, Spartanburg, SC 29301
11-21, 28, 12-5

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
C.A. No.: 2024-CP-42-02243
Stan Summey, Plaintiff, vs.

Jabora Lyles and any heirs or beneficiaries of The Estate Jabora Lyles, Bobby Harold Brock and any heirs or beneficiaries of The Estate of Bobby Harold Brock, and all persons, known or unknown, claiming any right, title, interest of lien against the property located at Elmna Street, Spartanburg, South Carolina, bearing Spartanburg County Tax Map No. 7-01-00-039.01, Defendants.

Notice of Hearing

TO THE DEFENDANTS ABOVE NAMED: YOU ARE HEREBY NOTIFIED that a virtual hearing in the above matter will be held on January 8, 2025 at 10:00 AM, before the Master in Equity for Spartanburg County. The hearing will be conducted via the Court's Webex video conference system, which has both audio and video capabilities. IF YOU WISH TO ATTEND THE HEARING, please provide your email address to the Master-In-Equity Court at (864) 596-2501 at least 48 hours before the scheduled hearing date and time referenced above. Your email address will be provided to the appropriate Court personnel, who, in turn, will provide to you via email the WebEx link fifteen (15) minutes before for the above-scheduled hearing date and time.
Dated: November 15, 2024
Spartanburg, South Carolina
TALLEY LAW FIRM, P.A.
/s/ Scott F. Talley
Scott F. Talley
South Carolina Bar No. 70364
291 South Pine Street
Spartanburg, SC 29302
Phone: 864-595-2966
Attorneys for Plaintiff
11-21, 28, 12-5

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
C.A. No.: 2024-CP-42-02290
Alexander J. Khriswell, Jr., Plaintiff, vs.

Joseph R. Massengale and any heirs or beneficiaries of The Estate of Joseph R. Massengale, Doras E. McKeehan and any heirs or beneficiaries of The Estate of Doras E. McKeehan, and all persons, known or unknown, claiming any right, title, interest of lien against the property located at Jacki Court, Spartanburg, South Carolina, bearing Spartanburg County Tax Map No. 2-46-00-132.12, Defendants.

Notice of Hearing

TO THE DEFENDANTS ABOVE NAMED: YOU ARE HEREBY NOTIFIED that a virtual hearing in the above matter will be held on January 8, 2025 at 10:00 AM, before the Master in Equity for Spartanburg County. The hearing will be conducted via the Court's Webex video conference system, which has both audio and video capabilities. IF YOU WISH TO ATTEND THE HEARING, please pro-

vide your email address to the Master-In-Equity Court at (864) 596-2501 at least 48 hours before the scheduled hearing date and time referenced above. Your email address will be provided to the appropriate Court personnel, who, in turn, will provide to you via email the WebEx link fifteen (15) minutes before for the above-scheduled hearing date and time.
Dated: November 15, 2024
Spartanburg, South Carolina
TALLEY LAW FIRM, P.A.
/s/ Scott F. Talley
Scott F. Talley
South Carolina Bar No. 70364
291 South Pine Street
Spartanburg, SC 29302
Phone: 864-595-2966
Attorneys for Plaintiff
11-21, 28, 12-5

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
C.A. No.: 2024-CP-42-02291
Tyner Properties, LLC., Plaintiff, vs.

Robert Bratton, Jr. and any heirs or beneficiaries of The Estate of Robert Bratton Jr., Joe Poteat, and all persons, known or unknown, claiming any right, title, interest of lien against the property located at 1000 Chesnee Hwy, Spartanburg, South Carolina, bearing Spartanburg County Tax Map No. 7-08-03-007.00, Defendants.

Notice of Hearing

TO THE DEFENDANTS ABOVE NAMED: YOU ARE HEREBY NOTIFIED that a virtual hearing in the above matter will be held on January 8, 2025 at 10:00 AM, before the Master in Equity for Spartanburg County. The hearing will be conducted via the Court's Webex video conference system, which has both audio and video capabilities. IF YOU WISH TO ATTEND THE HEARING, please provide your email address to the Master-In-Equity Court at (864) 596-2501 at least 48 hours before the scheduled hearing date and time referenced above. Your email address will be provided to the appropriate Court personnel, who, in turn, will provide to you via email the WebEx link fifteen (15) minutes before for the above-scheduled hearing date and time.
Dated: November 15, 2024
Spartanburg, South Carolina
TALLEY LAW FIRM, P.A.
/s/ Scott F. Talley
Scott F. Talley
South Carolina Bar No. 70364
291 South Pine Street
Spartanburg, SC 29302
Phone: 864-595-2966
Attorneys for Plaintiff
11-21, 28, 12-5

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
C.A. No.: 2024-CP-42-02292
Tyner Properties, LLC., Plaintiff, vs.

Rayford D. Moss. and any heirs or beneficiaries of The Estate of Rayford D. Moss, and all persons, known or unknown, claiming any right, title, interest of lien against the property located at Broadview Drive, Spartanburg, South Carolina, bearing Spartanburg County Tax Map No. 7-08-15-019.00, Defendants.

Notice of Hearing

TO THE DEFENDANTS ABOVE NAMED: YOU ARE HEREBY NOTIFIED that a virtual hearing in the above matter will be held on January 8, 2025 at 10:00 AM, before the Master in Equity for Spartanburg County. The hearing will be conducted via the Court's Webex video conference system, which has both audio and video capabilities. IF YOU WISH TO ATTEND THE HEARING, please provide your email address to the Master-In-Equity Court at (864) 596-2501 at least 48 hours before the scheduled hearing date and time referenced above. Your email address will be provided to the appropriate Court personnel, who, in turn, will provide to you via email the WebEx link fifteen (15) minutes before for the above-scheduled hearing date and time.
Dated: November 15, 2024
Spartanburg, South Carolina
TALLEY LAW FIRM, P.A.
/s/ Scott F. Talley
Scott F. Talley
South Carolina Bar No. 70364
291 South Pine Street
Spartanburg, SC 29302
Phone: 864-595-2966
Attorneys for Plaintiff
11-21, 28, 12-5

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
C.A. No.: 2024-CP-42-02293
Tyner Properties, LLC., Plaintiff, vs.

George Talley and any heirs or beneficiaries of The Estate of George Talley, and all persons, known or unknown, claiming any right, title, interest of lien against the property located at 765 Fulton Avenue, Spartanburg, South Carolina, bearing Spar-

Legal Notices

tanburg County Tax Map No. 7-12-01-043.00, Defendants.

Notice of Hearing

TO THE DEFENDANTS ABOVE NAMED: YOU ARE HEREBY NOTIFIED that a virtual hearing in the above matter will be held on January 8, 2025 at 10:00 AM, before the Master in Equity for Spartanburg County. The hearing will be conducted via the Court's Webex video conference system, which has both audio and video capabilities. IF YOU WISH TO ATTEND THE HEARING, please provide your email address to the Master-In-Equity Court at (864) 596-2501 at least 48 hours before the scheduled hearing date and time referenced above. Your email address will be provided to the appropriate Court personnel, who, in turn, will provide to you via email the WebEx link fifteen (15) minutes before the above-scheduled hearing date and time.

Dated: November 15, 2024
Spartanburg, South Carolina
TALLEY LAW FIRM, P.A.
/s/ Scott F. Talley

Scott F. Talley
South Carolina Bar No. 70364
291 South Pine Street
Spartanburg, SC 29302
Phone: 864-595-2966
Attorneys for Plaintiff
11-21, 28, 12-5

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS

C.A. No.: 2024-CP-42-02294

Tyner Properties, LLC., Plaintiff,

vs.

WMC Mortgage Corp, Ronnie Dale Pettus and any heirs or beneficiaries of The Estate of Ronnie Dale Pettus, and all persons, known or unknown, claiming any right, title, interest of lien against the property located at 172 Home Street, Spartanburg, South Carolina, bearing Spartanburg County Tax Map No. 7-16-06-288.00, Defendants.

Notice of Hearing

TO THE DEFENDANTS ABOVE NAMED: YOU ARE HEREBY NOTIFIED that a virtual hearing in the above matter will be held on January 8, 2025 at 10:00 AM, before the Master in Equity for Spartanburg County. The hearing will be conducted via the Court's Webex video conference system, which has both audio and video capabilities. IF YOU WISH TO ATTEND THE HEARING, please provide your email address to the Master-In-Equity Court at (864) 596-2501 at least 48 hours before the scheduled hearing date and time referenced above. Your email address will be provided to the appropriate Court personnel, who, in turn, will provide to you via email the WebEx link fifteen (15) minutes before the above-scheduled hearing date and time.

Dated: November 15, 2024
Spartanburg, South Carolina
TALLEY LAW FIRM, P.A.
/s/ Scott F. Talley

Scott F. Talley
South Carolina Bar No. 70364
291 South Pine Street
Spartanburg, SC 29302
Phone: 864-595-2966
Attorneys for Plaintiff
11-21, 28, 12-5

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS

C.A. No.: 2024-CP-42-02295

Tyner Properties, LLC., Plaintiff,

vs.

Elizabeth C. Patterson, Frances C. Mason, William Kyle Cox, David K. Rice, David H. Hanna a/k/a David H. Hanna, Sr., Yvonne H. Waldrop, and all persons, known or unknown, claiming any right, title, interest of lien against the property located at Railroad Street, Enoree, South Carolina, bearing Spartanburg County Tax Map No. 4-55-14-020.00, Defendants.

Notice of Hearing

TO THE DEFENDANTS ABOVE NAMED: YOU ARE HEREBY NOTIFIED that a virtual hearing in the above matter will be held on January 8, 2025 at 10:00 AM, before the Master in Equity for Spartanburg County. The hearing will be conducted via the Court's Webex video conference system, which has both audio and video capabilities. IF YOU WISH TO ATTEND THE HEARING, please provide your email address to the Master-In-Equity Court at (864) 596-2501 at least 48 hours before the scheduled hearing date and time referenced above. Your email address will be provided to the appropriate Court personnel, who, in turn, will provide to you via email the WebEx link fifteen (15) minutes before the above-scheduled hearing date and time.

Dated: November 15, 2024
Spartanburg, South Carolina
TALLEY LAW FIRM, P.A.
/s/ Scott F. Talley

Scott F. Talley
South Carolina Bar No. 70364
291 South Pine Street
Spartanburg, SC 29302
Phone: 864-595-2966
Attorneys for Plaintiff
11-21, 28, 12-5

LEGAL NOTICE

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
IN THE COURT OF COMMON PLEAS
C/A No.: 2024-CP-42-03075

Regions Bank, Plaintiff,

v.

Any heirs-at-law or devisees of Douglas E. Jackson, deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons or entities entitled to claim through them; all unknown persons or entities with any right, title, estate, interest in or lien upon the real estate described in the complaint herein; also any persons who may be in the military service of the United States of America, being a class designated as Richard Roe; and any unknown minors, incompetent or imprisoned person, or persons under a disability being a class designated as John Doe;

Any heirs-at-law or devisees of Elizabeth A. Jackson a/k/a E. Ann Jackson, deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons or entities entitled to claim through them; all unknown persons or entities with any right, title, estate, interest in or lien upon the real estate described in the complaint herein; also any persons who may be in the military service of the United States of America, being a class designated as Richard Roe; and any unknown minors, incompetent or imprisoned person, or persons under a disability being a class designated as John Doe.;

Jennifer Jackson Russell; Sam Swanger, Defendant(s).

Summons and Notices

(Non-Jury) Foreclosure of Real Estate Mortgage

TO THE DEFENDANT(S) ABOVE-NAMED:

YOU ARE HEREBY SUMMONED and required to appear and defend by answering the Complaint in this action, a copy of which is hereby served upon you, and to serve a copy of your Answer on the subscribers at their offices at 3800 Fernandina Road, Suite 110, Columbia, SC 29210, within thirty (30) days after the service hereof, exclusive of the day of such service; except that the United States of America, if named, shall have sixty (60) days to answer after the service hereof, exclusive of the day of such service; and if you fail to do so, judgment by default will be rendered against you for the relief demanded in the Complaint.

TO MINOR(S) OVER FOURTEEN YEARS OF AGE, AND/OR TO MINOR(S) UNDER FOURTEEN YEARS OF AGE AND THE PERSON WITH WHOM THE MINOR(S) RESIDES, AND/OR TO PERSONS UNDER SOME LEGAL DISABILITY:

YOU ARE FURTHER SUMMONED AND NOTIFIED to apply for the appointment of a guardian ad litem within thirty (30) days after the service of this Summons and Notice upon you. If you fail to do so, application for such appointment will be made by Attorney for Plaintiff.

YOU WILL ALSO TAKE NOTICE that Plaintiff will move for an Order of Reference or the Court may issue a general Order of Reference of this action to a Master-in-Equity/Special Referee, pursuant to Rule 53 of the *South Carolina Rules of Civil Procedure*.

YOU WILL ALSO TAKE NOTICE that under the provisions of S.C. Code Ann. § 29-3-100, effective June 16, 1993, any collateral assignment of rents contained in the referenced Mortgage is perfected and Attorney for Plaintiff hereby gives notice that all rents shall be payable directly to it by delivery to its undersigned attorneys from the date of default. In the alternative, Plaintiff will move before a judge of this Circuit on the 10th day after service hereof, or as soon thereafter as counsel may be heard, for an Order enforcing the assignment of rents, if any, and compelling payment of all rents covered by such assignment directly to the Plaintiff, which motion is to be based upon the original Note and Mortgage herein and the Complaint attached hereto.

Lis Pendens

NOTICE IS HEREBY GIVEN THAT an action has been or will be commenced in this Court upon complaint of the above-named Plaintiff against the above-named Defendant(s) for the foreclosure of a certain mortgage of real estate given by Elizabeth A. Jackson a/k/a E. Ann Jackson and Douglas E. Jackson to Regions Bank dated August 4, 2020 and recorded on August 13, 2020 in Book 5875 at Page 849, in the Spartanburg County Registry (hereinafter, "Mortgage").

The premises covered and affected by the said Mortgage and by the foreclosure thereof were, at the time of the making thereof and at the time of the filing of this notice, more

particularly described in the said Mortgage and are more commonly described as:

All that certain piece, parcel or lot of land lying and being in the County of Spartanburg, State of South Carolina, and being on the Southwest Side of Coggins Road, near Sharon Methodist Church, Reidville Township, containing 1.16 acres as shown on that plat prepared for Douglas E. & Anne E. Jackson by Mitchell Surveying, dated May 14, 2014 and recorded June 13, 2014 in Book 168 at page 715, in the Office of the Register of Deeds for Spartanburg County. Reference is craved to said plat for a more complete and accurate description. All measurements be a little more or less.

This being a portion of the property conveyed to Douglas E. Jackson & E. Ann Jackson by Deed of E.B. Coggins, Jr. and Kay M. Coggins dated May 06, 1987, and recorded May 09, 1987, in Book 53-A at Page 0443 in the Records for Spartanburg County, South Carolina. Thereafter, Douglas E. Jackson and E. Ann Jackson conveyed 5.09 ac to Thomas M. Coggins by Deed recorded September 5, 2014, in Book 106-Z at Page 260, Spartanburg County Records. Thereafter, Douglas E. Jackson died on November 14, 2022, leaving the subject property to his heirs Ann E. Jackson and Jennifer Jackson Russell. Thereafter, Elizabeth A. Jackson a/k/a E. Ann Jackson died on August 09, 2023, leaving the subject property to her heir Sam Swanger.

TMS No. 4-02-00-010.00

Property Address: 201 Coggins Rd, Woodruff, SC 29388

Notice of Filing Complaint

TO THE DEFENDANTS ABOVE NAMED: YOU WILL PLEASE TAKE NOTICE that the original Complaint and Certificate of Exemption from ADR in the above-entitled action were filed in the Office of the Clerk of Court for Spartanburg County on July 31, 2024. A Notice of Foreclosure Intervention was also filed in the Clerk of Court's Office.

Order Appointing Guardian Ad Litem Nisi

It appearing to the satisfaction of the Court, upon reading the filed Petition for Appointment of Kelley Woody, Esquire as Guardian ad Litem Nisi for unknown minors, and persons who may be under a legal disability, and it appearing that Kelley Woody, Esquire has consented to said appointment, it is

ORDERED that Kelley Woody, P.O. Box 6432, Columbia, SC 29260 phone (803) 787-9678, be and hereby is appointed Guardian ad Litem Nisi on behalf of all unknown minors and all unknown persons who may be under a legal disability, all of whom may have or claim to have some interest or claim to the real property commonly known as 201 Coggins Rd, Woodruff, SC 29388; that he is empowered and directed to appear on behalf of and represent said Defendants, unless said Defendants, or someone on their behalf, shall within thirty (30) days after service of a copy hereof as directed, procure the appointment of Guardian or Guardians ad Litem for said Defendants.

IT IS FURTHER ORDERED that a copy of this Order shall be forth with served upon said Defendants by publication in *The Spartan Weekly*, a newspaper of general circulation published in the County of Spartanburg, State of South Carolina, once a week for three (3) consecutive weeks, together with the Summons and Notice of Filing of Complaint in the above-entitled action.

AND IT IS FURTHER ORDERED that the Appointment of Kelley Woody, Esquire shall become Absolute 30 days after the completion of service of this Order without further motion by Plaintiff or Order of this Court unless said Defendants, or persons acting on their behalf, shall, within thirty (30) days after service, procure the appointment of their own Guardian Ad Litem.

Brook & Scott, PLLC
3800 Fernandina Rd., Suite 110
Columbia, South Carolina 29210
Phone (803) 454-3540
Fax (803) 454-3541
Attorneys for Plaintiff
11-21, 28, 12-5

particulars described in the said Mortgage and are more commonly described as:

All that certain piece, parcel or lot of land lying and being in the County of Spartanburg, State of South Carolina, and being on the Southwest Side of Coggins Road, near Sharon Methodist Church, Reidville Township, containing 1.16 acres as shown on that plat prepared for Douglas E. & Anne E. Jackson by Mitchell Surveying, dated May 14, 2014 and recorded June 13, 2014 in Book 168 at page 715, in the Office of the Register of Deeds for Spartanburg County. Reference is craved to said plat for a more complete and accurate description. All measurements be a little more or less.

This being a portion of the property conveyed to Douglas E. Jackson & E. Ann Jackson by Deed of E.B. Coggins, Jr. and Kay M. Coggins dated May 06, 1987, and recorded May 09, 1987, in Book 53-A at Page 0443 in the Records for Spartanburg County, South Carolina. Thereafter, Douglas E. Jackson and E. Ann Jackson conveyed 5.09 ac to Thomas M. Coggins by Deed recorded September 5, 2014, in Book 106-Z at Page 260, Spartanburg County Records. Thereafter, Douglas E. Jackson died on November 14, 2022, leaving the subject property to his heirs Ann E. Jackson and Jennifer Jackson Russell. Thereafter, Elizabeth A. Jackson a/k/a E. Ann Jackson died on August 09, 2023, leaving the subject property to her heir Sam Swanger.

TMS No. 4-02-00-010.00

Property Address: 201 Coggins Rd, Woodruff, SC 29388

Notice of Filing Complaint

TO THE DEFENDANTS ABOVE NAMED: YOU WILL PLEASE TAKE NOTICE that the original Complaint and Certificate of Exemption from ADR in the above-entitled action were filed in the Office of the Clerk of Court for Spartanburg County on July 31, 2024. A Notice of Foreclosure Intervention was also filed in the Clerk of Court's Office.

Order Appointing Guardian Ad Litem Nisi

It appearing to the satisfaction of the Court, upon reading the filed Petition for Appointment of Kelley Woody, Esquire as Guardian ad Litem Nisi for unknown minors, and persons who may be under a legal disability, and it appearing that Kelley Woody, Esquire has consented to said appointment, it is

ORDERED that Kelley Woody, P.O. Box 6432, Columbia, SC 29260 phone (803) 787-9678, be and hereby is appointed Guardian ad Litem Nisi on behalf of all unknown minors and all unknown persons who may be under a legal disability, all of whom may have or claim to have some interest or claim to the real property commonly known as 201 Coggins Rd, Woodruff, SC 29388; that he is empowered and directed to appear on behalf of and represent said Defendants, unless said Defendants, or someone on their behalf, shall within thirty (30) days after service of a copy hereof as directed, procure the appointment of Guardian or Guardians ad Litem for said Defendants.

IT IS FURTHER ORDERED that a copy of this Order shall be forth with served upon said Defendants by publication in *The Spartan Weekly*, a newspaper of general circulation published in the County of Spartanburg, State of South Carolina, once a week for three (3) consecutive weeks, together with the Summons and Notice of Filing of Complaint in the above-entitled action.

AND IT IS FURTHER ORDERED that the Appointment of Kelley Woody, Esquire shall become Absolute 30 days after the completion of service of this Order without further motion by Plaintiff or Order of this Court unless said Defendants, or persons acting on their behalf, shall, within thirty (30) days after service, procure the appointment of their own Guardian Ad Litem.

Brook & Scott, PLLC
3800 Fernandina Rd., Suite 110
Columbia, South Carolina 29210
Phone (803) 454-3540
Fax (803) 454-3541
Attorneys for Plaintiff
11-21, 28, 12-5

particulars described in the said Mortgage and are more commonly described as:

All that certain piece, parcel or lot of land lying and being in the County of Spartanburg, State of South Carolina, and being on the Southwest Side of Coggins Road, near Sharon Methodist Church, Reidville Township, containing 1.16 acres as shown on that plat prepared for Douglas E. & Anne E. Jackson by Mitchell Surveying, dated May 14, 2014 and recorded June 13, 2014 in Book 168 at page 715, in the Office of the Register of Deeds for Spartanburg County. Reference is craved to said plat for a more complete and accurate description. All measurements be a little more or less.

This being a portion of the property conveyed to Douglas E. Jackson & E. Ann Jackson by Deed of E.B. Coggins, Jr. and Kay M. Coggins dated May 06, 1987, and recorded May 09, 1987, in Book 53-A at Page 0443 in the Records for Spartanburg County, South Carolina. Thereafter, Douglas E. Jackson and E. Ann Jackson conveyed 5.09 ac to Thomas M. Coggins by Deed recorded September 5, 2014, in Book 106-Z at Page 260, Spartanburg County Records. Thereafter, Douglas E. Jackson died on November 14, 2022, leaving the subject property to his heirs Ann E. Jackson and Jennifer Jackson Russell. Thereafter, Elizabeth A. Jackson a/k/a E. Ann Jackson died on August 09, 2023, leaving the subject property to her heir Sam Swanger.

TMS No. 4-02-00-010.00

Property Address: 201 Coggins Rd, Woodruff, SC 29388

Notice of Filing Complaint

TO THE DEFENDANTS ABOVE NAMED: YOU WILL PLEASE TAKE NOTICE that the original Complaint and Certificate of Exemption from ADR in the above-entitled action were filed in the Office of the Clerk of Court for Spartanburg County on July 31, 2024. A Notice of Foreclosure Intervention was also filed in the Clerk of Court's Office.

Order Appointing Guardian Ad Litem Nisi

It appearing to the satisfaction of the Court, upon reading the filed Petition for Appointment of Kelley Woody, Esquire as Guardian ad Litem Nisi for unknown minors, and persons who may be under a legal disability, and it appearing that Kelley Woody, Esquire has consented to said appointment, it is

ORDERED that Kelley Woody, P.O. Box 6432, Columbia, SC 29260 phone (803) 787-9678, be and hereby is appointed Guardian ad Litem Nisi on behalf of all unknown minors and all unknown persons who may be under a legal disability, all of whom may have or claim to have some interest or claim to the real property commonly known as 201 Coggins Rd, Woodruff, SC 29388; that he is empowered and directed to appear on behalf of and represent said Defendants, unless said Defendants, or someone on their behalf, shall within thirty (30) days after service of a copy hereof as directed, procure the appointment of Guardian or Guardians ad Litem for said Defendants.

IT IS FURTHER ORDERED that a copy of this Order shall be forth with served upon said Defendants by publication in *The Spartan Weekly*, a newspaper of general circulation published in the County of Spartanburg, State of South Carolina, once a week for three (3) consecutive weeks, together with the Summons and Notice of Filing of Complaint in the above-entitled action.

AND IT IS FURTHER ORDERED that the Appointment of Kelley Woody, Esquire shall become Absolute 30 days after the completion of service of this Order without further motion by Plaintiff or Order of this Court unless said Defendants, or persons acting on their behalf, shall, within thirty (30) days after service, procure the appointment of their own Guardian Ad Litem.

Brook & Scott, PLLC
3800 Fernandina Rd., Suite 110
Columbia, South Carolina 29210
Phone (803) 454-3540
Fax (803) 454-3541
Attorneys for Plaintiff
11-21, 28, 12-5

particulars described in the said Mortgage and are more commonly described as:

All that certain piece, parcel or lot of land lying and being in the County of Spartanburg, State of South Carolina, and being on the Southwest Side of Coggins Road, near Sharon Methodist Church, Reidville Township, containing 1.16 acres as shown on that plat prepared for Douglas E. & Anne E. Jackson by Mitchell Surveying, dated May 14, 2014 and recorded June 13, 2014 in Book 168 at page 715, in the Office of the Register of Deeds for Spartanburg County. Reference is craved to said plat for a more complete and accurate description. All measurements be a little more or less.

This being a portion of the property conveyed to Douglas E. Jackson & E. Ann Jackson by Deed of E.B. Coggins, Jr. and Kay M. Coggins dated May 06, 1987, and recorded May 09, 1987, in Book 53-A at Page 0443 in the Records for Spartanburg County, South Carolina. Thereafter, Douglas E. Jackson and E. Ann Jackson conveyed 5.09 ac to Thomas M. Coggins by Deed recorded September 5, 2014, in Book 106-Z at Page 260, Spartanburg County Records. Thereafter, Douglas E. Jackson died on November 14, 2022, leaving the subject property to his heirs Ann E. Jackson and Jennifer Jackson Russell. Thereafter, Elizabeth A. Jackson a/k/a E. Ann Jackson died on August 09, 2023, leaving the subject property to her heir Sam Swanger.

TMS No. 4-02-00-010.00

Property Address: 201 Coggins Rd, Woodruff, SC 29388

Notice of Filing Complaint

TO THE DEFENDANTS ABOVE NAMED: YOU WILL PLEASE TAKE NOTICE that the original Complaint and Certificate of Exemption from ADR in the above-entitled action were filed in the Office of the Clerk of Court for Spartanburg County on July 31, 2024. A Notice of Foreclosure Intervention was also filed in the Clerk of Court's Office.

Order Appointing Guardian Ad Litem Nisi

It appearing to the satisfaction of the Court, upon reading the filed Petition for Appointment of Kelley Woody, Esquire as Guardian ad Litem Nisi for unknown minors, and persons who may be under a legal disability, and it appearing that Kelley Woody, Esquire has consented to said appointment, it is

ORDERED that Kelley Woody, P.O. Box 6432, Columbia, SC 29260 phone (803) 787-9678, be and hereby is appointed Guardian ad Litem Nisi on behalf of all unknown minors and all unknown persons who may be under a legal disability, all of whom may have or claim to have some interest or claim to the real property commonly known as 201 Coggins Rd, Woodruff, SC 29388; that he is empowered and directed to appear on behalf of and represent said Defendants, unless said Defendants, or someone on their behalf, shall within thirty (30) days after service of a copy hereof as directed, procure the appointment of Guardian or Guardians ad Litem for said Defendants.

IT IS FURTHER ORDERED that a copy of this Order shall be forth with served upon said Defendants by publication in *The Spartan Weekly*, a newspaper of general circulation published in the County of Spartanburg, State of South Carolina, once a week for three (3) consecutive weeks, together with the Summons and Notice of Filing of Complaint in the above-entitled action.

AND IT IS FURTHER ORDERED that the Appointment of Kelley Woody, Esquire shall become Absolute 30 days after the completion of service of this Order without further motion by Plaintiff or Order of this Court unless said Defendants, or persons acting on their behalf, shall, within thirty (30) days after service, procure the appointment of their own Guardian Ad Litem.

Brook & Scott, PLLC
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Attorneys for Plaintiff
11-21, 28, 12-5

particulars described in the said Mortgage and are more commonly described as:

All that certain piece, parcel or lot of land lying and being in the County of Spartanburg, State of South Carolina, and being on the Southwest Side of Coggins Road, near Sharon Methodist Church, Reidville Township, containing 1.16 acres as shown on that plat prepared for Douglas E. & Anne E. Jackson by Mitchell Surveying, dated May 14, 2014 and recorded June 13, 2014 in Book 168 at page 715, in the Office of the Register of Deeds for Spartanburg County. Reference is craved to said plat for a more complete and accurate description. All measurements be a little more or less.

This being a portion of the property conveyed to Douglas E. Jackson & E. Ann Jackson by Deed of E.B. Coggins, Jr. and Kay M. Coggins dated May 06, 1987, and recorded May 09, 1987, in Book 53-A at Page 0443 in the Records for Spartanburg County, South Carolina. Thereafter, Douglas E. Jackson and E. Ann Jackson conveyed 5.09 ac to Thomas M. Coggins by Deed recorded September 5, 2014, in Book 106-Z at Page 260, Spartanburg County Records. Thereafter, Douglas E. Jackson died on November 14, 2022, leaving the subject property to his heirs Ann E. Jackson and Jennifer Jackson Russell. Thereafter, Elizabeth A. Jackson a/k/a E. Ann Jackson died on August 09, 2023, leaving the subject property to her heir Sam Swanger.

TMS No. 4-02-00-010.00

Property Address: 201 Coggins Rd, Woodruff, SC 29388

Notice of Filing Complaint

TO THE DEFENDANTS ABOVE NAMED: YOU WILL PLEASE TAKE NOTICE that the original Complaint and Certificate of Exemption from ADR in the above-entitled action were filed in the Office of the Clerk of Court for Spartanburg County on July 31, 2024. A Notice of Foreclosure Intervention was also filed in the Clerk of Court's Office.

Order Appointing Guardian Ad Litem Nisi

It appearing to the satisfaction of the Court, upon reading the filed Petition for Appointment of Kelley Woody, Esquire as Guardian ad Litem Nisi for unknown minors, and persons who may be under a legal disability, and it appearing that Kelley Woody, Esquire has consented to said appointment, it is

ORDERED that Kelley Woody, P.O. Box 6432, Columbia, SC 29260 phone (803) 787-9678, be and hereby is appointed Guardian ad Litem Nisi on behalf of all unknown minors and all unknown persons who may be under a legal disability, all of whom may have or claim to have some interest or claim to the real property commonly known as 201 Coggins Rd, Woodruff, SC 29388; that he is empowered and directed to appear on behalf of and represent said Defendants, unless said Defendants, or someone on their behalf, shall within thirty (30) days after service of a copy hereof as directed, procure the appointment of Guardian or Guardians ad Litem for said Defendants.

IT IS FURTHER ORDERED that a copy of this Order shall be forth with served upon said Defendants by publication in *The Spartan Weekly*, a newspaper of general circulation published in the County of Spartanburg, State of South Carolina, once a week for three (3) consecutive weeks, together with the Summons and Notice of Filing of Complaint in the above-entitled action.

AND IT IS FURTHER ORDERED that the Appointment of Kelley Woody, Esquire shall become Absolute 30 days after the completion of service of this Order without further motion by Plaintiff or Order of this Court unless said Defendants, or persons acting on their behalf, shall, within thirty (30) days after service, procure the appointment of their own Guardian Ad Litem.

Brook & Scott, PLLC
3800 Fernandina Rd., Suite 110
Columbia, South Carolina 29210
Phone (803) 454-3540
Fax (803) 454-3541
Attorneys for Plaintiff
11-21, 28, 12-5

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